

■ Allowable Use Highlights – 4400 SW 23rd St, West Park, FL

■ Zoning & Land Use

- Zoning Code: R-1C
- Property Use Code (08): Multifamily (2–9 Units)
- Land Use Classification: Multifamily 2–9 Units

■ Allowable Uses Under Current Classification

- Multifamily residential housing (up to 9 units permitted on site)
- Single-family residential use (as permitted under R-1C)
- Shared housing arrangements (consistent with multifamily designation)
- Potential for Assisted Living Facility (ALF) use subject to municipal approval/conditional use permitting

■ Buyer / Investor Notes

- Up to 9 units are allowable by current land use and property classification.
- Property is already operating as shared housing/ALF, demonstrating adaptability within its multifamily designation.
- Any expansion beyond 9 units or formal ALF licensing would require city approval and compliance with zoning/conditional use permitting.

■ This positions 4400 SW 23rd St as a flexible income property—legally supporting up to 9 units, while offering pathways to specialized uses like shared housing or ALF with the right approvals.