

Hidrock Properties Closes on Lot in North Miami Beach



Two months after its acquisition of 1700 NE 164th Street, Hidrock Properties has successfully filed for site plan approval for the project with the city of North Miami Beach. The development would be a 20-story, 378-unit apartment complex with retail at its base, capitalizing on the sustained growth and expansion of the nearby Aventura and Sunny Isles markets. Hidrock is also in the planning phase with two other development projects for a total of approximately 1,000 units across the Miami market. The New York-based developer said it filed a site plan with the city for a 20-story apartment building with 378 units. It would be located on the 1.16-acre site at 1700 N.E. 164th St., which is at the southeast corner of Northeast 164th Street and Northeast 17th Avenue.

“We are thrilled to have this opportunity in a prime location in North Miami Beach,” said Eddie Hidary, principal at Hidrock Properties. “We are so excited to get started on this and to give this community a top-of-the-line residential complex representative of Hidrock standards.”

The project will be called The Helios, which is derived from the Greek word for sun, which corresponds to the plan of the building’s elongated tower which will be oriented east to west. This will provide a large south-facing façade for the residential tower and a Sky Garden on the ninth floor which allows for constant natural sunlight and unobstructed views of Miami. The south façade from the first through eighth floors will have open areas on the façades for large-scale murals or artwork to be designed. The residential balconies will be designed with a façade projection that acts as a vertical ribbon to add some privacy between individual units’ balconies.

The complex consists of a ground-level lobby with retail availability, a garage deck with 485 parking spots and over 200 rentable lockers for tenants. The eighth floor will have a 3,860-square-foot interior amenity space and a 4,500-square-foot pool deck with a 20-foot x 50-foot pool. The ninth floor will have a south-facing sky park and the roof deck on the 20th floor will have 7,500 square feet of potential amenity space.

The site is accessible from to Interstate 95, Florida’s Turnpike, Aventura, Sunny Isles, Miami Beach and Biscayne Boulevard. The surrounding area also consists of numerous recreational areas, including Maule Lake, Snake Creek Park, Allen Park, Oleta River State Park and Aqua Bowl Park.