

Developer proposes 20-story apartment tower in North Miami Beach



Hidroock Properties has revealed development plans for a parking lot it recently acquired in North Miami Beach.

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.

The developer said it acquired the property in January. County records show that Grupo Portland North Miami LLC, which has owned the parking lot since 2021, changed its name in state records to 1700 NE 164th Associates and changed managing member to an affiliate of Hidroock Properties. No deed was issued for the property and Hidroock Properties didn't comment on how much it paid for the land.

In a statement, Hidroock said it paid \$5 million for a 50% interest in the property.

"We are thrilled to have this opportunity in a prime location in North Miami Beach," stated [Eddie Hidary](#), principal at Hidroock Properties. "We are so excited to get started on this and to give this community a top-of-the-line residential complex representative of Hidroock standards."

Dubbed the Helios after the Greek word for sun, the apartment complex would feature a sky garden on the ninth floor, a large mural, 485 parking spaces, 200 rental lockers for tenants, a pool deck on the eighth floor and a roof deck on the top floor.

It was designed by Miami-based IDEA Architects.

Hidroock Properties [previously purchased](#) two buildings in Miami. The company said it's primarily working on residential in this market.

