



**Robert Warren**  
**Assistant Director,**  
**Business Retention and Development**



For over 40 years, Robert Warren has been involved in a number of endeavors in both the public and private sector related to city planning, urban development, real estate development, property management, commercial real estate brokerage, aviation real estate, airport concessions and small business ownership. He has 25 years of experience as a commercial real estate broker in the retail, office and industrial field, and as a company owner of a real estate brokerage and property management company. In addition, his 25 years as a co-owner of a retail/wholesale specialty food business has given him the perspective of a small business owner in the competitive retail environment. Coupled with his 17 years in municipal government, he brings a unique perspective to his current role within County government. He has always focused on problem-solving for complex transactions or development projects.

Mr. Warren is currently the Assistant Director for Business Retention and Development at the Aviation Department. He is responsible for all real estate development and management for all terminal space, all cargo warehouses, maintenance hangars, real estate at four general aviation airports, airport concessions and commercial operations, which includes parking garage management, hotel management, VIP clubs in the terminal, employee shuttles and the Rental Car Center. He oversees a staff of 40 employees with a budget of \$9 million. He is responsible for all non-aeronautical revenue, which totals \$400 million.

In his former role as a Real Estate Advisor with Miami-Dade County for 11 years, Mr. Warren was involved with a number of joint-development, public-private projects. These projects included the development of affordable housing by private developers on County-owned land and the leasing of County land to permit commercial and/or industrial development. He has also been involved in the leasing of County-use buildings for retail and office space and was responsible for the economic development of the 600 acres of County-owned land adjacent to the Homestead Air Reserve Base. He was also involved in the leasing of office, retail and industrial space in privately owned buildings for other County departments.

Prior to his work with the County, Mr. Warren's experience includes five years with the City of Philadelphia as a City Planner in the City Planning Department, 25 years with several commercial real estate brokerage firms, including his own, as a commercial broker and as a director of property management, and 25 years as a co-owner of a small retail specialty food business.

Mr. Warren holds a Masters of Urban and Regional Planning (MURP) degree and a Bachelor

of Arts (BA) degree, both from George Washington University in Washington, D.C. In addition, he has completed advanced course work in real estate development, law and finance at the Real Estate Institute of Temple University in Philadelphia, PA and training at Florida International University in leadership.