

REGENCY CENTERS CORP  
Form 8-K/A  
March 20, 2009

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

Washington, DC 20549

**FORM 8-K/A**

**CURRENT REPORT**

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported) March 18, 2009

**REGENCY CENTERS CORPORATION**

(Exact name of registrant as specified in its charter)

**Florida**  
(State or other jurisdiction

of incorporation)

**001-12298**  
(Commission File Number)

**59-3191743**  
(IRS Employer

Identification No.)

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One Independent Drive, Suite 114

Jacksonville, Florida  
(Address of principal executive offices)

32202  
(Zip Code)

Registrant's telephone number including area code: (904)-598-7000

Not Applicable

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- .. Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- .. Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- .. Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- .. Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Explanatory Note

This Amendment No. 1 on Form 8-K/A to our Current Report on Form 8-K for the period ended December 31, 2008, initially filed with the SEC on February 5, 2009, is being filed to reflect revised supplemental information. For a more detailed description of these changes, see Note 2,

Restatement of Consolidated Financial Statements to the consolidated financial statements of the Company's Form 10-K, filed with the in Securities and Exchange Commission on March 17, 2009.

Item 2.02 Disclosure of Results of Operations and Financial Condition

On March 18, 2009 Regency posted on its website at [www.regencycenters.com](http://www.regencycenters.com) revised supplemental information for the year ended December 31, 2008 which is attached as Exhibit 99.2.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit 99.2 Revised Supplemental information posted on its website on March 18, 2009, for the year ended December 31, 2008.

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**REGENCY CENTERS CORPORATION**  
(registrant)

Date: March 18, 2009

By: */s/ J. Christian Leavitt*  
J. Christian Leavitt, Senior Vice President,  
Finance and Principal Accounting Officer