

REGENCY CENTERS CORP  
Form 11-K/A  
June 25, 2008

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

Washington, DC 20549

**FORM 11-K/A**  
**Amendment No. 2**

**ANNUAL REPORT PURSUANT TO SECTION 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the fiscal year ended December 31, 2007

or

**TRANSITION REPORT PURSUANT TO SECTION 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission File Number 1-12298

A. Full title of the plan and the address of the plan, if different from that of the issuer below:

**REGENCY CENTERS 401(k) PROFIT SHARING PLAN**

**B. Name of issuer of the securities held pursuant to the plan and the address of its principal executive office:  
REGENCY CENTERS CORPORATION**

**One Independent Drive, Suite 114**

**Jacksonville, Florida 32202**

**(904) 598-7000**

**EXPLANATORY NOTE**

The Registrant has amended the Form 11-K/A to provide the report date referenced in the consent from KPMG LLP. Except for the revised consent, this Amendment No. 2 does not amend the Registrant's previously filed Form 11-K/A. See Exhibit 23.