



UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

DIVISION OF  
CORPORATION FINANCE

Mail Stop 3233

June 9, 2017

Via E-mail

Ms. Lisa Palmer  
Chief Financial Officer  
Regency Centers Corporation  
One Independent Drive, Suite 114  
Jacksonville, FL 32202

**Re: Regency Centers Corporation and Regency Centers, L.P.  
Form 10-K for the Year Ended December 31, 2016  
Filed February 27, 2017  
Form 8-K  
Filed May 10, 2017  
File No. 1-12298 and 0-24763**

Dear Ms. Palmer:

We have completed our review of your filings. We remind you that the company and its management are responsible for the accuracy and adequacy of their disclosures, notwithstanding any review, comments, action or absence of action by the staff.

Sincerely,

/s/ Shannon Sobotka

Shannon Sobotka  
Staff Accountant  
Office of Real Estate  
& Commodities