

REGENCY CENTERS CORP
 Form 4
 November 08, 2004

FORM 4 UNITED STATES SECURITIES AND EXCHANGE COMMISSION
 Washington, D.C. 20549

OMB APPROVAL
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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person *
 LEAVITT J CHRISTIAN

2. Issuer Name and Ticker or Trading Symbol
 REGENCY CENTERS CORP
 [REG]

5. Relationship of Reporting Person(s) to Issuer
 (Check all applicable)

(Last) (First) (Middle)
 121 WEST FORSYTH STREET, SUITE 200
 (Street)

3. Date of Earliest Transaction (Month/Day/Year)
 11/05/2004

____ Director _____ 10% Owner
 Officer (give title below) _____ Other (specify below)
 Chief Accounting Officer

JACKSONVILLE, FL 32202

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)
 Form filed by One Reporting Person
 ___ Form filed by More than One Reporting Person

(City) (State) (Zip)

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code V	Amount	(A) or (D)	Price
Common Stock	11/05/2004		M		12,841	A	\$ 41.65
Common Stock	11/05/2004		F		11,073	D	\$ 51.45
							66,715
							55,642

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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SEC 1474
 (9-02)

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Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)	Amount or Number of Shares
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	
Employee Stock Option (right to buy)	\$ 41.65	11/05/2004		M	3,138	02/17/2004	12/14/2009	Common Stock	3,138
Employee Stock Option (right to buy)	\$ 41.65	11/05/2004		M	2,093	02/17/2004	07/29/2009	Common Stock	2,093
Employee Stock Option (right to buy)	\$ 41.65	11/05/2004		M	4,479	02/17/2004	01/14/2007	Common Stock	4,479
Employee Stock Option (right to buy)	\$ 41.65	11/05/2004		M	586	02/17/2004	12/14/2011	Common Stock	586
Employee Stock Option (right to buy)	\$ 41.65	11/05/2004		M	2,545	02/17/2004	12/15/2008	Common Stock	2,545
Employee Stock Option (right to buy)	\$ 51.45	11/05/2004		A	2,706	11/05/2004	12/14/2009	Common Stock	2,706
Employee Stock Option (right to buy)	\$ 51.45	11/05/2004		A	1,804	11/05/2004	07/29/2009	Common Stock	1,804

buy)

Employee
Stock

Option (right to buy)	\$ 51.45	11/05/2004	A	3,863	11/05/2004	01/14/2007	Common Stock	3,86
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Employee
Stock

Option (right to buy)	\$ 51.45	11/05/2004	A	505	11/05/2004	12/14/2011	Common Stock	505
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Employee
Stock

Option (right to buy)	\$ 51.45	11/05/2004	A	2,195	11/05/2004	12/15/2008	Common Stock	2,19
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Reporting Owners

Reporting Owner Name / Address

Relationships

Director 10% Owner Officer Other

LEAVITT J CHRISTIAN
121 WEST FORSYTH STREET
SUITE 200
JACKSONVILLE, FL 32202

Chief Accounting Officer

Signatures

/s/ Foley & Lardner LLP as attorney-in-fact for J. Christian
Leavitt

11/08/2004

__Signature of Reporting Person

Date

Explanation of Responses:

* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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