

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

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

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

OMB APPROVAL	
OMB Number:	3235-0287
Estimated average burden hours per response:	0.5

1. Name and Address of Reporting Person* <u>SCHWEITZER JOHN C</u> (Last) (First) (Middle) 100 CONGRESS AVENUE SUITE 930 (Street) AUSTIN TX 78701 (City) (State) (Zip)	2. Issuer Name and Ticker or Trading Symbol <u>REGENCY CENTERS CORP [REG]</u>	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input checked="" type="checkbox"/> Director 10% Owner Officer (give title below) Other (specify below)
	3. Date of Earliest Transaction (Month/Day/Year) 02/02/2007	
	4. If Amendment, Date of Original Filed (Month/Day/Year)	6. Individual or Joint/Group Filing (Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person Form filed by More than One Reporting Person

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	02/05/2007		M		960	A	\$25	19,765	D	
Common Stock	02/05/2007		M		960	A	\$27.083	20,725	D	
Common Stock	02/05/2007		M		5,000	A	\$21.875	25,725	D	
Common Stock	02/05/2007		M		5,000	A	\$22.063	30,725	D	
Common Stock	02/05/2007		M		5,000	A	\$24.6	35,725	D	
Common Stock	02/05/2007		M		5,000	A	\$29.9	40,725	D	
Common Stock	02/05/2007		S		600	D	\$88.41	40,125	D	
Common Stock	02/05/2007		S		100	D	\$88.42	40,025	D	
Common Stock	02/05/2007		S		100	D	\$88.43	39,925	D	
Common Stock	02/05/2007		S		200	D	\$88.44	39,725	D	
Common Stock	02/05/2007		S		400	D	\$88.46	39,325	D	
Common Stock	02/05/2007		S		2,000	D	\$88.47	37,325	D	
Common Stock	02/05/2007		S		200	D	\$88.48	37,125	D	
Common Stock	02/05/2007		S		1,200	D	\$88.49	35,925	D	
Common Stock	02/05/2007		S		200	D	\$88.5	35,725	D	
Common Stock	02/05/2007		S		800	D	\$88.51	34,925	D	
Common Stock	02/05/2007		S		300	D	\$88.52	34,625	D	
Common Stock	02/05/2007		S		500	D	\$88.53	34,125	D	
Common Stock	02/05/2007		S		300	D	\$88.54	33,825	D	
Common Stock	02/05/2007		S		500	D	\$88.55	33,325	D	
Common Stock	02/05/2007		S		8,800	D	\$88.56	24,525	D	
Common Stock	02/05/2007		S		400	D	\$88.57	24,125	D	
Common Stock	02/05/2007		S		100	D	\$88.58	24,025	D	
Common Stock	02/05/2007		S		200	D	\$88.59	23,825	D	
Common Stock	02/05/2007		S		100	D	\$88.6	23,725	D	
Common Stock	02/05/2007		S		300	D	\$88.62	23,425	D	
Common Stock	02/05/2007		S		200	D	\$88.63	23,225	D	
Common Stock	02/05/2007		S		100	D	\$88.71	23,125	D	
Common Stock	02/05/2007		S		100	D	\$88.75	23,025	D	
Common Stock	02/05/2007		S		300	D	\$88.76	22,725	D	

**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 Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	V	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
Director Stock Option (right to acquire)	\$88.45	02/02/2007		A		5,363		(1)	02/02/2017	Common Stock	5,363	\$0	5,363	D	
Director Stock Option (right to acquire)	\$25	02/05/2007		M			960	06/19/1998	06/19/2007	Common Stock	960	\$0	0	D	
Director Stock Option (right to acquire)	\$27.083	02/05/2007		M			960	06/24/1999	06/24/2008	Common Stock	960	\$0	0	D	
Director Stock Option (right to acquire)	\$21.875	02/05/2007		M			5,000	05/06/2003	05/06/2009	Common Stock	5,000	\$0	0	D	
Director Stock Option (right to acquire)	\$22.063	02/05/2007		M			5,000	05/03/2004	05/03/2010	Common Stock	5,000	\$0	0	D	
Director Stock Option (right to acquire)	\$24.6	02/05/2007		M			5,000	05/01/2005	05/01/2011	Common Stock	5,000	\$0	0	D	
Director Stock Option (right to acquire)	\$29.9	02/05/2007		M			5,000	05/07/2006	05/07/2012	Common Stock	5,000	\$0	0	D	

Explanation of Responses:

1. Options granted in exchange for forfeiture of all reload rights associated with existing options held by the reporting person. Options vest 25% per year beginning on the first anniversary of the date of grant.

/s/ Linda Y. Kelso, Attorney-in-Fact for John C. Schweitzer 02/06/2007

** Signature of Reporting Person Date

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

* 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.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.