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 OMB APPROVAL  
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 hours per response ..... 0.5  
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U.S. SECURITIES AND EXCHANGE COMMISSION  
 Washington, D.C. 20549

FORM 4

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

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(f) of the Investment Company Act of 1940

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

1. Name and Address of Reporting Person\*

Carpenter	A.	R.
-----	-----	-----
(Last)	(First)	(Middle)
500 Water Street, 15th Floor		
-----		
(Street)		
Jacksonville	FL	32202
-----	-----	-----
(City)	(State)	(Zip)

2. Issuer Name and Ticker or Trading Symbol

Regency Centers Corporation (REG)

3. IRS Identification Number of Reporting Person, if an Entity (Voluntary)

4. Statement for Month/Day/Year

August 2002

5. If Amendment, Date of Original (Month/Day/Year)

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

Director  10% Owner  
 Officer (give title below)  Other (specify below)

7. Individual or Joint/Group Filing (Check applicable line)

Form filed by one Reporting Person  
 Form filed by more than one Reporting Person

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

1. Title of Security (Instr. 3)	2. Trans- action Date (mm/dd/yy)	2A. Deemed Execution Date, if any (mm/dd/yy)	3. Transaction Code (Instr. 8) ----- Code V	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) ----- (A) or (D) Price			5. Amount of Securities Beneficially Owned Following Reported Trans- action(s) (Instr. 3 & 4)	6. Beneficially Owner- ship Form: Direct (D) or Indirect (I) (Instr.4)	7. Nature of Beneficial Ownership (Instr. 4)
				Amount	(D)	Price			
Common Stock	08/13/02		M	3,750	A	\$21.8750			
Common Stock	08/13/02		F	2,657	D	\$30.87			
Common Stock	08/26/02		M	2,500	A	\$22.0625			
Common Stock	08/26/02		F	1,775	D	\$31.08			

Common Stock	08/26/02	M	1,250	A	\$24.60
Common Stock	08/26/02	F	989	D	\$31.08
Common Stock	08/28/02	M	1,000	A	\$26.25
Common Stock	08/28/02	F	825	D	\$31.80
Common Stock	08/28/02	M	1,000	A	\$27.6875

\* If the Form is filed by more than one Reporting Person, see Instruction 4(b)(v).

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

(Print or Type Responses)

(Over)

(Form 4-07/98)

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500 Water Street, 15th Floor		
----- (Street)		
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----- (City)	----- (State)	----- (Zip)

2. Issuer Name and Ticker or Trading Symbol

Regency Centers Corporation (REG)

3. IRS Identification Number of Reporting Person, if an Entity (Voluntary)

4. Statement for Month/Day/Year

August 2002

5. If Amendment, Date of Original (Month/Day/Year)

=====  
6. Relationship of Reporting Person to Issuer  
(Check all applicable)

Director  10% Owner  
 Officer (give title below)  Other (specify below)

7. Individual or Joint/Group Filing (Check applicable line)

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. Trans- action Date (mm/dd/yy)	2A. Deemed Execution Date, if any (mm/dd/yy)	3. Transaction Code (Instr. 8) ----- Code V	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) ----- Amount (A) or (D) Price			5. Amount of Securities Beneficially Owned Following Reported Trans- action(s) (Instr. 3 & 4)	6. Owner- ship Form: Direct (D) or Indirect (I) (Instr.4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
Common Stock	08/28/02		F	871	D	\$31.80			
Common Stock	08/28/02		M	641	A	\$26.13			
Common Stock	08/28/02		F	527	D	\$31.80			
Common Stock	08/28/02		M	660	A	\$26.13			
Common Stock	08/28/02		F	542	D	\$31.80			
Common Stock	08/28/02		M	1,435	A	\$26.13			
Common Stock	08/28/02		F	1,179	D	\$31.80			
Common Stock	08/28/02		M	1,521	A	Note 1	27,946	D	

\* If the Form is filed by more than one Reporting Person, see Instruction 4(b)(v).

Note 1: Settlement of dividend equivalent units in connection with exercise of option.

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

(Print or Type Responses)

(Over)

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. Conver- sion or Exer- cise Price of Deriv- ative Secur- ity	3. Trans- action Date (Month/ Day/ Year)	3A. Deemed Execu- tion Date, if any (Month/ Day/ Year)	4. Trans- action Code (Instr. 8) Code V	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) (A) (D)	6. Date Exercisable and Expiration Date (Month/Day/Year) Date Expira- tion Date	7. Title and Amount of Underlying Securities (Instr. 3 and 4) ----- Amount or Number of Shares Title	8. Price of Deriv- ative Secur- ity (Instr. 5)	9. Number of Deriv- ative Secur- ities Bene- ficially Owned Following Trans- action(s) (Instr. 4)	10. Owner- ship Form Deriv- ative Secur- ity: Direct (D) or In- direct (I) (Instr. 4)	11. Nature of In- direct Owner- ship (Instr. 4)
Stock option (right to buy)	\$21.8750	08/13/02		M	3,750	05/06/00 05/06/09	Common Stock 3,750		1,250	D	
Stock option (right to buy)	\$22.0625	08/26/02		M	2,500	05/03/01 05/03/10	Common Stock 2,500		2,500	D	
Stock option (right to buy)	\$24.60	08/26/02		M	1,250	05/01/02 05/01/11	Common Stock 1,250		3,750	D	
Stock option (right to buy)	\$26.25	08/28/02		M	1,000	12/31/97 12/31/06	Common Stock 1,000		0		
Stock option (right to buy)	\$27.6875	08/28/02		M	1,000	12/31/98 12/31/07	Common Stock 1,000		0		
Stock option (right to buy)	\$26.13	08/28/02		M	641	12/31/95 12/31/04	Common Stock 641		0		
Stock option (right to buy)	\$26.13	08/28/02		M	660	12/31/96 12/31/05	Common Stock 660		0		
Stock option (right to buy)	\$26.13	08/28/02		M	1,435	11/05/94 11/05/03	Common Stock 1,453		0		
Dividend Equivalent	1 for 1	08/28/02		M	1,521	Note 1	Common Stock 1,521		0		

1. Title of Derivative Security (Instr. 3)	2. Conver- sion or Exer- cise Price of Deriv- ative Secur- ity	3. Trans- action Date (Month/ Day/ Year)	3A. Execu- tion Date, if any (Month/ Day/ Year)	4. Trans- action Code (Instr. 8) Code V	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) (A) (D)	6. Exercisable and Expiration Date (Month/Day/Year) Date Expira- tion Date		7. Title and Amount of Underlying Securities (Instr. 3 and 4) ----- Amount or Number of Shares	8. Price of Deriv- ative Secur- ity (Instr. 5)	9. Number of Deriv- ative Secur- ities Bene- ficially Owned Following Trans- action(s) (Instr. 4)	10. Owner- ship Form Deriv- ative Secur- ity: (D) or Direct In- direct (I) (Instr. 4)	11. Nature of In- direct Owner- ship (Instr. 4)
Stock option (right to buy)	\$29.45	07/17/02		A V	756	07/17/02	12/31/08	Common Stock	756	756	D	
Stock option (right to buy)	\$30.87	08/13/02		A V	2,657	08/13/02	05/06/09	Common Stock	2,657	2,657	D	
Stock option (right to buy)	\$31.08	08/26/02		A V	1,775	08/26/02	05/03/10	Common Stock	1,775	1,775	D	
Stock option (right to buy)	\$31.08	08/26/02		A V	989	08/26/02	05/01/11	Common Stock	989	989	D	
Stock option (right to buy)	\$31.80	08/28/02		A V	825	08/28/02	12/31/06	Common Stock	825	825	D	
Stock option (right to buy)	\$31.80	08/28/02		A V	527	08/28/02	12/31/04	Common Stock	527	517	D	
Stock option (right to buy)	\$31.80	08/28/02		A V	542	08/28/02	12/31/05	Common Stock	542	542	D	
Stock option (right to buy)	\$31.80	08/28/02		A V	1,179	08/28/02	11/05/03	Common Stock	1,179	1,179	D	

Explanation of Responses:

/s/ A.R. Carpenter

September 10, 2002

A.R. Carpenter

Date

\*\* 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 provided is insufficient, see Instruction 6 for procedure.