

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>LEAVITT J CHRISTIAN</u> (Last) (First) (Middle) <u>121 WEST FORSYTH STREET</u> <u>SUITE 200</u> (Street) <u>JACKSONVILLE FL 32202</u> (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) Director 10% Owner <input checked="" type="checkbox"/> Officer (give title below) Other (specify below) <u>Chief Accounting Officer</u>
	3. Date of Earliest Transaction (Month/Day/Year) <u>02/17/2004</u>	
	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 <input type="checkbox"/> 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	02/17/2004		A		3,753	A	\$0	50,926	D	
Common Stock	02/17/2004		M		8,853	A	\$30.9	59,779	D	
Common Stock	02/17/2004		M		1,299	A	\$19.8125	61,078	D	
Common Stock	02/17/2004		M		764	A	\$26.4	61,842	D	
Common Stock	02/17/2004		M		5,140	A	\$32.03	66,982	D	
Common Stock	02/17/2004		F		12,841	D	\$41.65	54,141	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
Employee Stock Option (right to buy)	\$30.9	02/17/2004		M		5,358		08/12/2002	01/14/2007	Common Stock	5,358	\$0	0	D	
Employee Stock Option (right to buy)	\$19.8125	02/17/2004		M		1,299		12/14/2000	12/14/2009	Common Stock	1,299	\$0	0	D	
Employee Stock Option (right to buy)	\$26.4	02/17/2004		M		764		12/14/2002	12/14/2011	Common Stock	764	\$0	2,291	D	
Employee Stock Option (right to buy)	\$32.03	02/17/2004		M		2,983		02/07/2003	12/15/2008	Common Stock	2,983	\$0	0	D	
Employee Stock Option (right to buy)	\$32.03	02/17/2004		M		1,155		02/07/2003	07/29/2009	Common Stock	1,155	\$0	0	D	
Employee Stock Option (right to buy)	\$30.9	02/17/2004		M		1,486		08/08/2002	07/29/2009	Common Stock	1,486	\$0	0	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				
Employee Stock Option (right to buy)	\$30.9	02/17/2004		M			2,009	08/08/2002	12/14/2009	Common Stock	2,009	\$0	0	D	
Employee Stock Option (right to buy)	\$32.03	02/17/2004		M			1,002	02/07/2003	12/14/2009	Common Stock	1,002	\$0	0	D	
Employee Stock Option (right to buy)	\$41.65	02/17/2004		A		4,479		02/17/2004	01/14/2007	Common Stock	4,479	\$0	4,479	D	
Employee Stock Option (right to buy)	\$41.65	02/17/2004		A		3,138		02/17/2004	12/14/2009	Common Stock	3,138	\$0	3,138	D	
Employee Stock Option (right to buy)	\$41.65	02/17/2004		A		586		02/17/2004	12/14/2011	Common Stock	586	\$0	586	D	
Employee Stock Option (right to buy)	\$41.65	02/17/2004		A		2,545		02/17/2004	12/15/2008	Common Stock	2,545	\$0	2,545	D	
Employee Stock Option (right to buy)	\$41.65	02/17/2004		A		2,093		02/17/2004	07/29/2009	Common Stock	2,093	\$0	2,093	D	

Explanation of Responses:

/s/ Foley & Lardner as
attorney-in-fact for J. Christian 02/19/2004
Leavitt

** 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.