

**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>CARPENTER ALVIN R</u>  (Last) (First) (Middle) <u>500 WATER STREET, 15TH FLOOR</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)  <input checked="" type="checkbox"/> Director 10% Owner  Officer (give title below) Other (specify below)
	3. Date of Earliest Transaction (Month/Day/Year) <u>10/13/2003</u>	
4. If Amendment, Date of Original Filed (Month/Day/Year)		

**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	10/13/2003		M		1,894	A	\$31.8	40,281	D	
Common Stock	10/13/2003		M		756	A	\$29.45	41,037	D	
Common Stock	10/13/2003		M		2,657	A	\$30.87	43,694	D	
Common Stock	10/13/2003		M		2,764	A	\$31.08	46,458	D	
Common Stock	10/13/2003		M		1,250	A	\$29.9	47,708	D	
Common Stock	10/13/2003		F		7,553	D	\$38.1	40,155	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
Director Stock Option	\$31.8	10/13/2003		M			527	08/28/2002	12/31/2004	Common Stock	527	\$0	0	D	
Director Stock Option	\$31.8	10/13/2003		M			542	08/28/2002	12/31/2005	Common Stock	542	\$0	0	D	
Director Stock Option	\$31.8	10/13/2003		M			825	08/28/2002	12/31/2006	Common Stock	825	\$0	0	D	
Director Stock Option	\$29.45	10/13/2003		M			756	07/17/2002	12/31/2008	Common Stock	756	\$0	0	D	
Director Stock Option	\$30.87	10/13/2003		M			2,657	08/13/2002	05/06/2009	Common Stock	2,657	\$0	0	D	
Director Stock Option	\$31.08	10/13/2003		M			1,775	08/26/2002	05/03/2010	Common Stock	1,775	\$0	0	D	
Director Stock Option	\$31.08	10/13/2003		M			989	08/26/2002	05/01/2011	Common Stock	989	\$0	0	D	
Director Stock Option	\$29.9	10/13/2003		M			1,250	05/07/2003	05/07/2012	Common Stock	1,250	\$0	0	D	
Director Stock Option	\$38.1	10/13/2003		A			440	10/13/2003	12/31/2004	Common Stock	440	\$0	440	D	
Director Stock Option	\$38.1	10/13/2003		A			453	10/13/2003	12/31/2005	Common Stock	453	\$0	453	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	\$38.1	10/13/2003		A		689		10/13/2003	12/31/2006	Common Stock	689	\$0	689	D	
Director Stock Option	\$38.1	10/13/2003		A		584		10/13/2003	12/31/2008	Common Stock	584	\$0	584	D	
Director Stock Option	\$38.1	10/13/2003		A		2,153		10/13/2003	05/06/2009	Common Stock	2,153	\$0	2,153	D	
Director Stock Option	\$38.1	10/13/2003		A		1,448		10/13/2003	05/03/2010	Common Stock	1,448	\$0	1,448	D	
Director Stock Option	\$38.1	10/13/2003		A		807		10/13/2003	05/01/2011	Common Stock	807	\$0	807	D	
Director Stock Option	\$38.1	10/13/2003		A		981		10/13/2003	05/07/2012	Common Stock	981	\$0	981	D	

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-Fact for A.R. Carpenter 10/15/2003

\*\* 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.

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