

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
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1. Name and Address of Reporting Person* FIALA MARY LOU (Last) (First) (Middle) 121 WEST FORSYTH STREET SUITE 200 (Street) JACKSONVILLE FL 32202 (City) (State) (Zip)	2. Issuer Name and Ticker or Trading Symbol REGENCY CENTERS CORP [REG]	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input checked="" type="checkbox"/> Director 10% Owner <input checked="" type="checkbox"/> Officer (give title below) Other (specify below) President and COO
	3. Date of Earliest Transaction (Month/Day/Year) 03/19/2004	
		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	03/19/2004		M		61,438	A	\$35.9	164,114	D	
Common Stock	03/19/2004		M		10,197	A	\$32.03	174,311	D	
Common Stock	03/19/2004		M		4,843	A	\$32.24	179,154	D	
Common Stock	03/19/2004		F		65,892	D	\$44.94	113,262	D	
Common Stock								124,750	I	By Spouse

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)	\$35.9	03/19/2004		M		1,703		09/18/2003	06/12/2007	Common Stock	1,703	\$0	0	D	
Employee Stock Option (right to buy)	\$35.9	03/19/2004		M		775		09/18/2003	06/19/2007	Common Stock	775	\$0	0	D	
Employee Stock Option (right to buy)	\$35.9	03/19/2004		M		855		09/18/2003	12/31/2007	Common Stock	855	\$0	0	D	
Employee Stock Option (right to buy)	\$35.9	03/19/2004		M		810		09/18/2003	06/24/2008	Common Stock	810	\$0	0	D	
Employee Stock Option (right to buy)	\$35.9	03/19/2004		M		758		09/18/2003	12/31/2008	Common Stock	758	\$0	0	D	
Employee Stock Option (right to buy)	\$32.03	03/19/2004		M		10,197		02/07/2003	12/15/2008	Common Stock	10,197	\$0	0	D	
Employee Stock Option (right to buy)	\$32.24	03/19/2004		M		4,843		02/21/2003	12/14/2011	Common Stock	4,843	\$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)	\$35.9	03/19/2004		M			6,731	09/18/2003	07/29/2009	Common Stock	6,731	\$0	0	D	
Employee Stock Option (right to buy)	\$35.9	03/19/2004		M			49,806	09/18/2003	12/15/2008	Common Stock	49,806	\$0	0	D	
Employee Stock Option (right to buy)	\$44.94	03/19/2004		A		218		03/19/2004	06/12/2007	Common Stock	218	\$0	218	D	
Employee Stock Option (right to buy)	\$44.94	03/19/2004		A		99		03/19/2004	06/19/2007	Common Stock	99	\$0	99	D	
Employee Stock Option (right to buy)	\$44.94	03/19/2004		A		109		03/19/2004	12/31/2007	Common Stock	109	\$0	109	D	
Employee Stock Option (right to buy)	\$44.94	03/19/2004		A		104		03/19/2004	06/24/2008	Common Stock	104	\$0	104	D	
Employee Stock Option (right to buy)	\$44.94	03/19/2004		A		97		03/19/2004	12/31/2008	Common Stock	97	\$0	97	D	
Employee Stock Option (right to buy)	\$44.94	03/19/2004		A		1,862		03/19/2004	12/15/2008	Common Stock	1,862	\$0	1,862	D	
Employee Stock Option (right to buy)	\$44.94	03/19/2004		A		870		03/19/2004	12/14/2008	Common Stock	870	\$0	870	D	
Employee Stock Option (right to buy)	\$44.94	03/19/2004		A		861		03/19/2004	07/29/2009	Common Stock	861	\$0	861	D	
Employee Stock Option (right to buy)	\$44.94	03/19/2004		A		6,367		03/19/2004	12/15/2008	Common Stock	6,367	\$0	6,367	D	

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-Fact for Mary Lou Fiala 03/23/2004

** 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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