

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL	
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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

1. Name and Address of Reporting Person* JOHNSON BRUCE M (Last) (First) (Middle) 121 W FORSYTH ST STE 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) Chief Financial Officer
	3. Date of Earliest Transaction (Month/Day/Year) 12/14/2004	
	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	12/14/2004		M		2,696	A	\$26.4	203,389	D	
Common Stock	12/14/2004		M		33,959	A	\$44.94	237,348	D	
Common Stock	12/14/2004		F		32,142	D	\$54.05	205,206	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						Amount or Number of Shares
Employee Stock Option (right to buy)	\$26.4	12/14/2004		M		2,696		12/14/2002	12/14/2011	Common Stock	2,696	\$0	0	D	
Employee Stock Option (right to buy)	\$44.94	12/14/2004		M		17,132		03/19/2004	01/15/2007	Common Stock	17,132	\$0	0	D	
Employee Stock Option (right to buy)	\$44.94	12/14/2004		M		2,348		03/19/2004	07/29/2009	Common Stock	2,348	\$0	0	D	
Employee Stock Option (right to buy)	\$44.94	12/14/2004		M		14,479		03/19/2004	12/15/2008	Common Stock	14,479	\$0	0	D	
Employee Stock Option (right to buy)	\$54.05	12/14/2004		A		1,820		12/14/2004	12/14/2011	Common Stock	1,820	\$0	1,820	D	
Employee Stock Option (right to buy)	\$54.05	12/14/2004		A		15,297		12/14/2004	01/15/2007	Common Stock	15,297	\$0	15,297	D	
Employee Stock Option (right to buy)	\$54.05	12/14/2004		A		2,097		12/14/2004	07/29/2009	Common Stock	2,097	\$0	2,097	D	
Employee Stock Option (right to buy)	\$54.05	12/14/2004		A		12,928		12/14/2004	12/15/2008	Common Stock	12,928	\$0	12,928	D	

Explanation of Responses:

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.