

OMB APPROVAL	
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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

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) 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) 06/01/2004	
	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	06/01/2004		M		19,971	A	\$32.24	242,397	D	
Common Stock	06/01/2004		M		3,848	A	\$19.8125	246,245	D	
Common Stock	06/01/2004		M		7,337	A	\$23	253,582	D	
Common Stock	06/01/2004		M		2,696	A	\$26.4	256,278	D	
Common Stock	06/01/2004		M		5,588	A	\$32.03	261,866	D	
Common Stock	06/01/2004		M		5,946	A	\$31.7	267,812	D	
Common Stock	06/01/2004		F		37,477	D	\$40.3	230,335	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)	\$32.24	06/01/2004		M		17,568		01/23/1999	01/23/2008	Common Stock	17,568	\$0	0	D	
Employee Stock Option (right to buy)	\$19.8125	06/01/2004		M		3,848		12/14/2000	12/14/2009	Common Stock	3,848	\$0	0	D	
Employee Stock Option (right to buy)	\$23	06/01/2004		M		7,337		01/01/2002	01/01/2011	Common Stock	7,337	\$0	0	D	
Employee Stock Option (right to buy)	\$26.4	06/01/2004		M		2,696		12/14/2002	12/14/2011	Common Stock	2,696	\$0	0	D	
Employee Stock Option (right to buy)	\$32.03	06/01/2004		M		5,588		02/09/2003	07/29/2009	Common Stock	5,588	\$0	0	D	
Employee Stock Option (right to buy)	\$31.7	06/01/2004		M		5,946		02/10/2003	01/01/2011	Common Stock	5,946	\$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)	\$32.24	06/01/2004		M			2,403	02/21/2003	12/14/2011	Common Stock	2,403	\$0	0	D	
Employee Stock Option (right to buy)	\$40.3	06/01/2004		A		15,335		06/01/2004	01/23/2008	Common Stock	15,335	\$0	15,335	D	
Employee Stock Option (right to buy)	\$40.3	06/01/2004		A		2,605		06/01/2004	12/14/2009	Common Stock	2,605	\$0	2,605	D	
Employee Stock Option (right to buy)	\$40.3	06/01/2004		A		10,475		06/01/2004	01/01/2011	Common Stock	10,475	\$0	10,475	D	
Employee Stock Option (right to buy)	\$40.3	06/01/2004		A		4,203		06/01/2004	12/14/2011	Common Stock	4,203	\$0	4,203	D	
Employee Stock Option (right to buy)	\$40.3	06/01/2004		A		4,859		06/01/2004	07/29/2009	Common Stock	4,859	\$0	4,859	D	

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-
Fact for Bruce M. Johnson

06/03/2004

** 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.

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.