

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>02/23/2006</u>	
		6. Individual or Joint/Group Filing (Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person 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	02/23/2006		M		463	A	\$56.65	52,785	D	
Common Stock	02/23/2006		M		1,627	A	\$52.62	54,412	D	
Common Stock	02/23/2006		M		1,282	A	\$53.15	55,694	D	
Common Stock	02/23/2006		F		2,377	D	\$64.7	53,317	D	
Common Stock	02/24/2006		G		300	D	\$0	53,017	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
Directors Stock Option (right to buy)	\$56.65	02/23/2006		M		463		06/06/2005	12/31/2006	Common Stock	463	\$0	0	D	
Directors Stock Option (right to buy)	\$52.62	02/23/2006		M		519		12/02/2004	05/06/2009	Common Stock	519	\$0	0	D	
Directors Stock Option (right to buy)	\$52.62	02/23/2006		M		524		12/02/2004	05/03/2010	Common Stock	524	\$0	0	D	
Directors Stock Option (right to buy)	\$52.62	02/23/2006		M		584		12/02/2004	05/01/2011	Common Stock	584	\$0	0	D	
Directors Stock Option (right to buy)	\$53.15	02/23/2006		M		579		05/09/2005	05/01/2011	Common Stock	579	\$0	0	D	
Directors Stock Option (right to buy)	\$53.15	02/23/2006		M		703		05/09/2005	05/07/2012	Common Stock	703	\$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				
Directors Stock Option (right to buy)	\$64.7	02/23/2006		A		422		02/23/2006	05/06/2009	Common Stock	422	\$0	422	D	
Directors Stock Option (right to buy)	\$64.7	02/23/2006		A		426		02/23/2006	05/03/2010	Common Stock	426	\$0	426	D	
Directors Stock Option (right to buy)	\$64.7	02/23/2006		A		951		02/23/2006	05/01/2011	Common Stock	951	\$0	951	D	
Directors Stock Option (right to buy)	\$64.7	02/23/2006		A		578		02/23/2006	05/07/2012	Common Stock	578	\$0	578	D	

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-Fact for A.R. Carpenter 02/27/2006

** 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.