

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	
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1. Name and Address of Reporting Person * BANK RAYMOND L			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 Officer (give title below) Other (specify below)			
(Last)	(First)	(Middle)	3. Date of Earliest Transaction (Month/Day/Year) 02/06/2004			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			
1903 WESTERN RUN ROAD N/A			4. If Amendment, Date of Original Filed (Month/Day/Year)						
(Street)	(City)	(State)	(Zip)						
BUTLER	MD	21023							

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	02/06/2004		M		2,000	A	\$27.5	18,723	D	
Common Stock	02/06/2004		M		1,000	A	\$27.6875	19,723	D	
Common Stock	02/06/2004		M		6,125	A	\$31.05	25,848	D	
Common Stock	02/06/2004		M		1,250	A	\$21.875	27,098	D	
Common Stock	02/06/2004		M		1,250	A	\$22.0625	28,348	D	
Common Stock	02/06/2004		M		1,250	A	\$24.6	29,598	D	
Common Stock	02/06/2004		M		1,250	A	\$29.9	30,848	D	
Common Stock	02/06/2004		F		9,554	D	\$41.44	21,294	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 (right to buy)	\$27.5	02/06/2004		M		2,000		06/12/1998	06/12/2007	Common Stock	2,000	\$0	0	D	
Director Stock Option (right to buy)	\$27.6875	02/06/2004		M		1,000		12/31/1998	12/31/2007	Common Stock	1,000	\$0	0	D	
Director Stock Option (right to buy)	\$31.05	02/06/2004		M		717		09/09/2002	12/30/2008	Common Stock	717	\$0	0	D	
Director Stock Option (right to buy)	\$31.05	02/06/2004		M		2,642		09/09/2002	05/05/2009	Common Stock	2,642	\$0	0	D	
Director Stock Option (right to buy)	\$21.875	02/06/2004		M		1,250		05/06/2000	05/05/2009	Common Stock	1,250	\$0	0	D	
Director Stock Option (right to buy)	\$31.05	02/06/2004		M		1,776		09/09/2002	05/03/2010	Common Stock	1,776	\$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				
Director Stock Option (right to buy)	\$22.0625	02/06/2004		M			1,250	05/03/2001	05/03/2010	Common Stock	1,250	\$0	0	D	
Director Stock Option (right to buy)	\$31.05	02/06/2004		M			990	09/09/2002	05/01/2011	Common Stock	990	\$0	0	D	
Director Stock Option (right to buy)	\$24.6	02/06/2004		M			1,250	05/01/2002	05/01/2011	Common Stock	1,250	\$0	0	D	
Director Stock Option (right to buy)	\$29.9	02/06/2004		M			1,250	05/07/2003	05/06/2012	Common Stock	1,250	\$0	0	D	
Director Stock Option (right to buy)	\$41.44	02/06/2004		A			1,327	02/06/2004	06/12/2007	Common Stock	1,327	\$0	1,327	D	
Director Stock Option (right to buy)	\$41.44	02/06/2004		A			668	02/06/2004	12/31/2007	Common Stock	668	\$0	668	D	
Director Stock Option (right to buy)	\$41.44	02/06/2004		A			537	02/06/2004	12/30/2008	Common Stock	537	\$0	537	D	
Director Stock Option (right to buy)	\$41.44	02/06/2004		A			2,640	02/06/2004	05/05/2009	Common Stock	2,640	\$0	2,640	D	
Director Stock Option (right to buy)	\$41.44	02/06/2004		A			1,996	02/06/2004	05/03/2010	Common Stock	1,996	\$0	1,996	D	
Director Stock Option (right to buy)	\$41.44	02/06/2004		A			1,484	02/06/2004	05/01/2011	Common Stock	1,484	\$0	1,484	D	
Director Stock Option (right to buy)	\$41.44	02/06/2004		A			902	02/06/2004	05/06/2012	Common Stock	902	\$0	902	D	

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-Fact for Raymond L. Bank 02/09/2004

** 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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