REGENCY CENTERS CORP

Form 4

November 02, 2004

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

OMB

Check this box if no longer subject to Section 16.

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF

3235-0287 Number: January 31, Expires:

2005

OMB APPROVAL

Form 4 or Form 5

SECURITIES

Estimated average burden hours per response... 0.5

obligations may continue. See Instruction

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section

30(h) of the Investment Company Act of 1940

1(b).

(City)

(State)

(Zip)

(Print or Type Responses)

1. Name and Address of Reporting Person * 5. Relationship of Reporting Person(s) to 2. Issuer Name and Ticker or Trading LEAVITT J CHRISTIAN Issuer Symbol REGENCY CENTERS CORP (Check all applicable) [REG] (Last) (First) (Middle) 3. Date of Earliest Transaction Director 10% Owner X_ Officer (give title Other (specify (Month/Day/Year) below) 121 WEST FORSYTH 10/29/2004 Chief Accounting Officer STREET, SUITE 200 (Street) 4. If Amendment, Date Original 6. Individual or Joint/Group Filing(Check Filed(Month/Day/Year) Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting JACKSONVILLE, FL 32202

(,)	()	Table 1 - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned									
1.Title of Security	2. Transaction Date (Month/Day/Year)	3. 4. Securities Acquired Transaction(A) or Disposed of (D)			•	5. Amount of Securities	6. Ownership Form: Direct	7. Nature of Indirect			
(Instr. 3)		any	Code	(Instr. 3, 4 and 5)			Beneficially	(D) or	Beneficial		
		(Month/Day/Year)	(Instr. 8)				Owned	Indirect (I)	Ownership		
							Following	(Instr. 4)	(Instr. 4)		
					(A)		Reported				
					or		Transaction(s)				
			Code V	Amount		Price	(Instr. 3 and 4)				
Common	10/20/2004		M	5.062	٨	¢ 40.2	50.004	D			
Stock	10/29/2004		M	5,963	A	\$ 40.3	59,084	D			
Common Stock	10/29/2004		F	5,210	D	\$ 48.85	53,874	D			

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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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. Transactic Code (Instr. 8)	5. Number of onDerivative 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 Underlying Securitie (Instr. 3 and 4)	
				Code V	(A)	(D)	Date Exercisable	Expiration Date	Title	Amou or Numb of Shares
Employee Stock Option (right to buy)	\$ 40.3	10/29/2004		М		4,580	06/01/2004	01/23/2008	Common Stock	4,58
Employee Stock Option (right to buy)	\$ 40.3	10/29/2004		M		800	06/01/2004	07/29/2009	Common Stock	800
Employee Stock Option (right to buy)	\$ 40.3	10/29/2004		M		583	06/01/2004	12/14/2011	Common Stock	583
Employee Stock Option (right to buy)	\$ 48.85	10/29/2004		A	4,001		10/29/2004	01/23/2008	Common Stock	4,00
Employee Stock Option (right to buy)	\$ 48.85	10/29/2004		A	699		10/29/2004	07/29/2009	Common Stock	699
Employee Stock Option (right to buy)	\$ 48.85	10/29/2004		A	510		10/29/2004	12/14/2011	Common Stock	510

Reporting Owners

Reporting Owner Name / Address Relationships

Reporting Owners 2

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Director 10% Owner Officer Other

LEAVITT J CHRISTIAN 121 WEST FORSYTH STREET SUITE 200 JACKSONVILLE, FL 32202

Chief Accounting Officer

Signatures

/s/ Foley & Lardner LLP as attorney-in-fact for J. Christian Leavitt

11/02/2004

**Signature of Reporting Person

Date

Explanation of Responses:

- * 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. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

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