

**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>LEAVITT J CHRISTIAN</u>  (Last) (First) (Middle) <u>121 WEST FORSYTH STREET</u> <u>SUITE 200</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)  Director 10% Owner <input checked="" type="checkbox"/> Officer (give title below) Other (specify below) <u>Chief Accounting Officer</u>
	3. Date of Earliest Transaction (Month/Day/Year) <u>07/20/2004</u>	
4. If Amendment, Date of Original Filed (Month/Day/Year)		

**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	07/20/2004		M		1,491	A	(1)	53,132	D	
Common Stock	07/20/2004		F		544	D	\$44.35	52,588 <sup>(2)</sup>	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
Dividend Equivalent Right	(3)	07/20/2004		M			211	(1)	01/14/2007	Common Stock	211	\$0	0	D	
Dividend Equivalent Right	(3)	07/20/2004		M			222	(1)	01/23/2008	Common Stock	222	\$0	0	D	
Dividend Equivalent Right	(3)	07/20/2004		M			444	(1)	12/15/2008	Common Stock	444	\$0	0	D	
Dividend Equivalent Right	(3)	07/20/2004		M			235	(1)	07/29/2009	Common Stock	235	\$0	0	D	
Dividend Equivalent Right	(3)	07/20/2004		M			168	(1)	12/14/2009	Common Stock	168	\$0	0	D	
Dividend Equivalent Right	(3)	07/20/2004		M			130	(1)	12/14/2011	Common Stock	130	\$0	0	D	
Dividend Equivalent Right	(3)	07/20/2004		M			81	(1)	10/01/2008	Common Stock	81	\$0	0	D	

**Explanation of Responses:**

- Settlement of dividend equivalent rights in connection with the exercise of option. The rights accrued when and as dividends were paid on Regency common stock and became exercisable proportionately with the option to which they related.
- Includes 18,666 shares deferred under Regency's deferred compensation plan and stock rights for 10,608 shares which were previously reported.
- 1 for 1

Foley & Lardner LLP,  
attorney-in-fact for J. Christian 07/21/2004  
Leavitt

\*\* 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.

