(Last)

(Street)

FORM 4

**FIALA MARY LOU** 

JACKSONVILLE FL

(First)

## UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

0	MB AF	PPROVAL	

OMB Number: Estimated average burden hours per response: 0.5

Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See	STATEMENT OF CHANGES IN BENEFICIAL OWN
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

5. Relationship of Reporting Person(s) to Issuer (Check all applicable) 2. Issuer Name and Ticker or Trading Symbol 1. Name and Address of Reporting Person\* REGENCY CENTERS CORP [ REG ] Director X 10% Owner Officer (give title below) Other (specify below) 3. Date of Earliest Transaction (Month/Day/Year) (Middle) 02/09/2006 President and COO 121 W. FORSYTH STREET, SUITE 200 4. If Amendment, Date of Original Filed (Month/Day/Year) 6. Individual or Joint/Group Filing (Check Applicable Line) 32202 Form filed by One Reporting Person

Tal	ble I - Non-Derivative S	ecurities Acq	uired,	Dis	oosed of,	or Ben	eficially	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 Disposed Of 5)	Acquired (D) (Instr.	(A) or 3, 4 and	5. Amount of Securities Beneficially Owned Following Reported	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirec Beneficial Ownershi
			Code	v	Amount	(A) or (D)	Price	Transaction(s) (Instr. 3 and 4)		(Instr. 4)
Common Stock	02/09/2006		S <sup>(1)</sup>		300	D	\$62.21	186,151	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		400	D	\$62.22	185,751	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		500	D	\$62.23	185,251	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		300	D	\$62.25	184,951	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		600	D	\$62.26	184,351	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		600	D	\$62.27	183,751	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		3,400	D	\$62.28	180,351	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		400	D	\$62.29	179,951	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		2,500	D	\$62.3	177,451	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		300	D	\$62.35	177,151	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		600	D	\$62.36	176,551	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		100	D	\$62.37	176,451	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		400	D	\$62.39	176,051	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		100	D	\$62.41	175,951	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		200	D	\$62.42	175,751	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		300	D	\$62.43	175,451	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		500	D	\$62.46	174,951	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		400	D	\$62.48	174,551	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		100	D	\$62.49	174,451	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		3,600	D	\$62.5	170,851	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		300	D	\$62.52	170,551	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		300	D	\$62.53	170,251	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		100	D	\$62.55	170,151	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		800	D	\$62.57	169,351	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		1,200	D	\$62.58	168,151	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		1,400	D	\$62.59	166,751	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		100	D	\$62.6	166,651	D	
Common Stock	02/09/2006		S <sup>(1)</sup>		200	D	\$62.61	166,451	D	
Common Stock								124,750	I	By spouse

		Та	able II - Deriva (e.g., p					ired, Disp options, o							
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. Transa Code ( 8)		5. Number		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				

## **Explanation of Responses:**

1. Sales made pursuant to a Rule 10b5-1 trading plan adopted by the reporting person on February 8, 2006.

/s/ Linda Y. Kelso, Attorneyin-Fact

02/10/2006

\*\* 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.