

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>LUKE DOUGLAS S</u> (Last) (First) (Middle) <u>HL CAPITAL, INC.</u> <u>405 LEXINGTON AVENUE, 48TH FLOOR</u> (Street) <u>NEW YORK NY 10174</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>11/16/2006</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	11/16/2006		M		10,006	A	\$59.73	50,712	D	
Common Stock	11/16/2006		M		1,250	A	\$29.9	51,962	D	
Common Stock	11/16/2006		F		8,797	D	\$72.19	43,165	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					
Directors Stock Option (right to buy)	\$59.73	11/16/2006		M			464	07/13/2005	12/31/2007	Common Stock	464	\$0	0	D
Directors Stock Option (right to buy)	\$59.73	11/16/2006		M			1,553	07/13/2005	10/29/2008	Common Stock	1,553	\$0	0	D
Directors Stock Option (right to buy)	\$59.73	11/16/2006		M			373	07/13/2005	12/31/2008	Common Stock	373	\$0	0	D
Directors Stock Option (right to buy)	\$59.73	11/16/2006		M			1,831	07/13/2005	05/06/2009	Common Stock	1,831	\$0	0	D
Directors Stock Option (right to buy)	\$59.73	11/16/2006		M			1,847	07/13/2005	05/03/2010	Common Stock	1,847	\$0	0	D
Directors Stock Option (right to buy)	\$59.73	11/16/2006		M			2,060	07/13/2005	05/01/2011	Common Stock	2,060	\$0	0	D
Directors Stock Option (right to buy)	\$59.73	11/16/2006		M			1,878	07/13/2005	05/07/2012	Common Stock	1,878	\$0	0	D
Directors Stock Option (right to buy)	\$29.9	11/16/2006		M			1,250	05/07/2003	05/07/2012	Common Stock	1,250	\$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)	\$72.19	11/16/2006		A		384		11/16/2006	12/31/2007	Common Stock	384	\$0	384	D	
Directors Stock Option (right to buy)	\$72.19	11/16/2006		A		1,285		11/16/2006	10/29/2008	Common Stock	1,285	\$0	1,285	D	
Directors Stock Option (right to buy)	\$72.19	11/16/2006		A		309		11/16/2006	12/31/2008	Common Stock	309	\$0	309	D	
Directors Stock Option (right to buy)	\$72.19	11/16/2006		A		1,515		11/16/2006	05/06/2009	Common Stock	1,515	\$0	1,515	D	
Directors Stock Option (right to buy)	\$72.19	11/16/2006		A		1,528		11/16/2006	05/03/2010	Common Stock	1,528	\$0	1,528	D	
Directors Stock Option (right to buy)	\$72.19	11/16/2006		A		1,704		11/16/2006	05/01/2011	Common Stock	1,704	\$0	1,704	D	
Directors Stock Option (right to buy)	\$72.19	11/16/2006		A		2,072		11/16/2006	05/07/2012	Common Stock	2,072	\$0	2,072	D	

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-Fact for Douglas S. Luke 11/17/2006

** 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.

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