

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL	
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Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person* FIALA MARY LOU (Last) (First) (Middle) 121 WEST FORSYTH STREET SUITE 200 (Street) JACKSONVILLE FL 32202 (City) (State) (Zip)	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 <input checked="" type="checkbox"/> Officer (give title below) Other (specify below) President and COO
	3. Date of Earliest Transaction (Month/Day/Year) 09/18/2003	
	4. If Amendment, Date of Original Filed (Month/Day/Year)	6. Individual or Joint/Group Filing (Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person <input type="checkbox"/> Form filed by More than One Reporting Person

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	09/18/2003		M		2,000	A	\$27.5	70,085	D	
Common Stock	09/18/2003		M		960	A	\$25	71,045	D	
Common Stock	09/18/2003		M		1,000	A	\$27.6875	72,045	D	
Common Stock	09/18/2003		M		960	A	\$27.8333	73,005	D	
Common Stock	09/18/2003		M		1,000	A	\$22.25	74,005	D	
Common Stock	09/18/2003		M		9,129	A	\$21.0625	83,134	D	
Common Stock	09/18/2003		M		57,082	A	\$28.7	140,216	D	
Common Stock	09/18/2003		F		61,438	D	\$35.9	78,778	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				
Employee Stock Option	\$27.5	09/18/2003		M		2,000		06/12/1998	06/12/2007	Common Stock	2,000	\$0	0	D	
Employee Stock Option	\$25	09/18/2003		M		960		06/19/1998	06/19/2007	Common Stock	960	\$0	0	D	
Employee Stock Option	\$27.6875	09/18/2003		M		1,000		12/31/1998	12/31/2007	Common Stock	1,000	\$0	0	D	
Employee Stock Option	\$27.0833	09/18/2003		M		960		06/24/1998	06/24/2008	Common Stock	960	\$0	0	D	
Employee Stock Option	\$22.25	09/18/2003		M		1,000		12/31/1999	12/31/2008	Common Stock	1,000	\$0	1,000	D	
Employee Stock Option	\$21.0625	09/18/2003		M		9,129		07/29/2000	07/29/2009	Common Stock	9,129	\$0	0	D	
Employee Stock Option	\$28.7	09/18/2003		M		57,082		02/07/2002	12/15/2008	Common Stock	57,082	\$0	0	D	
Employee Stock Option	\$35.9	09/18/2003		A		1,703		09/18/2003	06/12/2005	Common Stock	1,703	\$0	1,703	D	
Employee Stock Option	\$35.9	09/18/2003		A		775		09/18/2003	06/19/2007	Common Stock	775	\$0	775	D	
Employee Stock Option	\$35.9	09/19/2003		A		855		09/17/2003	12/31/2007	Common Stock	855	\$0	855	D	
Employee Stock Option	\$35.9	09/18/2003		A		810		09/17/2003	06/04/2008	Common Stock	810	\$0	810	D	
Employee Stock Option	\$35.9	09/18/2003		A		758		09/17/2003	12/31/2008	Common Stock	750	\$0	758	D	
Employee Stock Option	\$35.9	09/18/2003		A		6,731		09/17/2003	07/29/2009	Common Stock	6,731	\$0	6,731	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				
Employee Stock Option	\$35.9	09/18/2003		A		49,806		09/17/2003	12/15/2008	Common Stock	49,806	\$0	49,806	D	

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-Fact for Mary Lou Fiala 09/22/2003

** 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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