

**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>CARPENTER ALVIN R</u>  (Last) (First) (Middle) <u>500 WATER STREET, 15TH FLOOR</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) <input checked="" type="checkbox"/> Director 10% Owner  Officer (give title below) Other (specify below)
	3. Date of Earliest Transaction (Month/Day/Year) <u>06/06/2005</u>	
		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	06/06/2005		M		5,271	A	\$47.2	55,913	D	
Common Stock	06/06/2005		M		2,477	A	\$45.87	58,390	D	
Common Stock	06/06/2005		F		6,397	D	\$56.65	51,993	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				
Director Stock Option (right to buy)	\$47.2	06/06/2005		M			365	12/31/1996	12/31/2005	Common Stock	365	\$0	0	D	
Director Stock Option (right to buy)	\$47.2	06/06/2005		M			556	12/31/1997	12/31/2006	Common Stock	556	\$0	0	D	
Director Stock Option (right to buy)	\$47.2	06/06/2005		M			1,738	04/04/2004	05/06/2009	Common Stock	1,738	\$0	0	D	
Director Stock Option (right to buy)	\$47.2	06/06/2005		M			1,169	04/04/2004	05/03/2010	Common Stock	1,169	\$0	0	D	
Director Stock Option (right to buy)	\$47.2	06/06/2005		M			651	04/04/2004	05/01/2011	Common Stock	651	\$0	0	D	
Director Stock Option (right to buy)	\$47.2	06/06/2005		M			792	04/04/2004	05/07/2012	Common Stock	792	\$0	0	D	
Director Stock Option (right to buy)	\$45.87	06/06/2005		M			391	12/31/1999	12/31/2008	Common Stock	391	\$0	0	D	
Director Stock Option (right to buy)	\$45.87	06/06/2005		M			601	09/01/2004	05/03/2010	Common Stock	601	\$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				
Director Stock Option (right to buy)	\$45.87	06/06/2005		M			670	09/01/2004	05/01/2011	Common Stock	670	\$0	0	D	
Director Stock Option (right to buy)	\$45.87	06/06/2005		M			815	09/01/2004	05/07/2012	Common Stock	815	\$0	0	D	
Director Stock Option (right to buy)	\$56.65	06/06/2005		A			304	06/06/2005	12/31/2005	Common Stock	304	\$0	304	D	
Director Stock Option (right to buy)	\$56.65	06/06/2005		A			463	06/06/2005	12/31/2006	Common Stock	463	\$0	463	D	
Director Stock Option (right to buy)	\$56.65	06/06/2005		A			317	06/06/2005	12/31/2008	Common Stock	317	\$0	317	D	
Director Stock Option (right to buy)	\$56.65	06/06/2005		A			1,448	06/06/2005	05/06/2009	Common Stock	1,448	\$0	1,448	D	
Director Stock Option (right to buy)	\$56.65	06/06/2005		A			1,461	06/06/2005	05/03/2010	Common Stock	1,461	\$0	1,461	D	
Director Stock Option (right to buy)	\$56.65	06/06/2005		A			1,085	06/06/2005	05/01/2011	Common Stock	1,085	\$0	1,085	D	
Director Stock Option (right to buy)	\$56.65	06/06/2005		A			1,320	06/06/2005	05/07/2012	Common Stock	1,320	\$0	1,320	D	

**Explanation of Responses:**

Linda Y. Kelso, Attorney-in-Fact for Alvin R. Carpenter      06/07/2005

\*\* 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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