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 OMB APPROVAL  
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OMB Number 3235-0287  
 Expires: January 31, 2005  
 Estimated average burden  
 hours per response ..... 0.5  
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U.S. SECURITIES AND EXCHANGE COMMISSION  
 Washington, D.C. 20549

FORM 4

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,  
 Section 17(a) of the Public Utility Holding Company Act of 1935 or  
 Section 30(f) of the Investment Company Act of 1940

[\_] Check box if no longer subject of Section 16. Form 4 or Form 5 obligations  
 may continue. See Instruction 1(b).

1. Name and Address of Reporting Person\*  
 -----  
 Luke Douglas S.  
 -----  
 (Last) (First) (Middle)  
 -----  
 405 Lexington Avenue  
 -----  
 (Street)  
 -----  
 New York NY 10174  
 -----  
 (City) (State) (Zip)

2. Issuer Name and Ticker or Trading Symbol  
 -----  
 Regency Centers Corporation (REG)  
 -----

3. IRS Identification Number of Reporting Person, if an Entity (Voluntary)  
 -----

4. Statement for Month/Day/Year  
 -----  
 January 13, 2003  
 -----

5. If Amendment, Date of Original (Month/Day/Year)  
 -----

6. Relationship of Reporting Person to Issuer  
 (Check all applicable)  
 -----  
 Director  10% Owner  
 Officer (give title below)  Other (specify below)  
 -----

7. Individual or Joint/Group Filing (Check applicable line)  
 -----  
 Form filed by one Reporting Person  
 Form filed by more than one Reporting Person  
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Table I -- Non-Derivative Securities Acquired, Disposed of,  
 or Beneficially Owned  
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1. Title of Security (Instr. 3)	2. Trans- action Date (mm/dd/yy)	2A. Deemed Execution Date, if any (mm/dd/yy)	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 Trans- action(s) (Instr. 3 & 4)	6. Beneficially Owned Form: Direct (D) or Indirect (I) (Instr.4)	7. Nature of Ownership (Instr. 4)
				Amount	(A) or (D)	Price			
Common Stock	01/13/03		A	404**	A	\$30.9705	27,053	D	

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\*\*\*\*\*  
\* If the Form is filed by more than one Reporting Person, see Instruction  
4 (b) (v) .

\*\* Represents directors fees paid in shares under Regency's Long Term Omnibus  
Plan.

Reminder: Report on a separate line for each class of securities beneficially  
owned directly or indirectly.

(Print or Type Responses)

(Over)

(Form 4-07/98)

