

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
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1. Name and Address of Reporting Person* <u>LUKE DOUGLAS S</u> <hr/> (Last) (First) (Middle) <u>HL CAPITAL, INC.</u> <u>405 LEXINGTON AVENUE</u> <hr/> (Street) <u>NEW YORK NY 10174</u> <hr/> (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>07/13/2005</u>					
			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 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	07/13/2005		M		10,465	A	\$41.44	49,761	D	
Common Stock	07/13/2005		M		2,086	A	\$45.87	51,847	D	
Common Stock	07/13/2005		M		1,250	A	\$24.6	53,097	D	
Common Stock	07/13/2005		M		1,250	A	\$29.9	54,347	D	
Common Stock	07/13/2005		F		10,006	D	\$59.73	44,341	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					
Director Stock Option (right to buy)	\$41.44	07/13/2005		M			668	12/31/1998	12/31/2007	Common Stock	668	\$0	0	D
Director Stock Option (right to buy)	\$41.44	07/13/2005		M			2,238	10/29/1999	10/29/2008	Common Stock	2,238	\$0	0	D
Director Stock Option (right to buy)	\$41.44	07/13/2005		M			537	12/31/1999	12/31/2008	Common Stock	537	\$0	0	D
Director Stock Option (right to buy)	\$41.44	07/13/2005		M			2,639	05/06/2000	05/06/2009	Common Stock	2,639	\$0	0	D
Director Stock Option (right to buy)	\$41.44	07/13/2005		M			1,996	02/06/2004	05/03/2010	Common Stock	1,996	\$0	0	D
Director Stock Option (right to buy)	\$41.44	07/13/2005		M			1,484	02/06/2004	05/01/2011	Common Stock	1,484	\$0	0	D
Director Stock Option (right to buy)	\$41.44	07/13/2005		M			902	02/06/2004	05/07/2012	Common Stock	902	\$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	07/13/2005		M			601	09/01/2004	05/03/2010	Common Stock	601	\$0	0	D	
Director Stock Option (right to buy)	\$45.87	07/13/2005		M			670	09/01/2004	05/01/2011	Common Stock	670	\$0	0	D	
Director Stock Option (right to buy)	\$45.87	07/13/2005		M			815	09/01/2004	05/07/2012	Common Stock	815	\$0	0	D	
Director Stock Option (right to buy)	\$24.6	07/13/2005		M			1,250	05/01/2002	05/01/2011	Common Stock	1,250	\$0	0	D	
Director Stock Option (right to buy)	\$29.9	07/13/2005		M			1,250	05/07/2003	05/07/2012	Common Stock	1,250	\$0	0	D	
Director Stock Option (right to buy)	\$59.73	07/13/2005		A		464		07/13/2005	12/31/2007	Common Stock	464	\$0	464	D	
Director Stock Option (right to buy)	\$59.73	07/13/2005		A		1,553		07/13/2005	10/29/2008	Common Stock	1,553	\$0	1,553	D	
Director Stock Option (right to buy)	\$59.73	07/13/2005		A		373		07/13/2005	12/31/2008	Common Stock	373	\$0	373	D	
Director Stock Option (right to buy)	\$59.73	07/13/2005		A		1,831		07/13/2005	05/06/2007	Common Stock	1,831	\$0	1,831	D	
Director Stock Option (right to buy)	\$59.73	07/13/2005		A		1,847		07/13/2005	05/03/2010	Common Stock	1,847	\$0	1,847	D	
Director Stock Option (right to buy)	\$59.73	07/13/2005		A		2,060		07/13/2005	05/01/2011	Common Stock	2,060	\$0	2,060	D	
Director Stock Option (right to buy)	\$59.73	07/13/2005		A		1,878		07/13/2005	05/07/2012	Common Stock	1,878	\$0	1,878	D	

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-Fact for Douglas S. Luke 07/15/2005

** 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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