

**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>03/20/2006</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	03/20/2006		M		5,631	A	\$56.65	58,648	D	
Common Stock	03/20/2006		F		4,637	D	\$68.79	54,011	D	
Common Stock	03/20/2006		G		180	D	\$0	53,831	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)	\$56.65	03/20/2006		M			317	06/06/2005	12/31/2008	Common Stock	317	\$0	0	D	
Directors Stock Option (right to buy)	\$56.65	03/20/2006		M			1,448	06/06/2005	05/06/2009	Common Stock	1,448	\$0	0	D	
Directors Stock Option (right to buy)	\$56.65	03/20/2006		M			1,461	06/06/2005	05/03/2010	Common Stock	1,461	\$0	0	D	
Directors Stock Option (right to buy)	\$56.65	03/20/2006		M			1,085	06/06/2005	05/01/2011	Common Stock	1,085	\$0	0	D	
Directors Stock Option (right to buy)	\$56.65	03/20/2006		M			1,320	06/06/2005	05/07/2012	Common Stock	1,320	\$0	0	D	
Directors Stock Option (right to buy)	\$68.79	03/20/2006		A			261	03/20/2006	12/31/2008	Common Stock	261	\$0	261	D	
Directors Stock Option (right to buy)	\$68.79	03/20/2006		A			1,192	03/20/2006	05/06/2009	Common Stock	1,192	\$0	1,192	D	
Directors Stock Option (right to buy)	\$68.79	03/20/2006		A			1,203	03/20/2006	05/03/2010	Common Stock	1,203	\$0	1,203	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)	\$68.79	03/20/2006		A		893		03/20/2006	05/01/2011	Common Stock	893	\$0	893	D	
Directors Stock Option (right to buy)	\$68.79	03/20/2006		A		1,088		03/20/2006	05/07/2012	Common Stock	1,088	\$0	1,088	D	

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-Fact for Alvin R. Carpenter      03/21/2006

\*\* 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.

**Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.**