

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 | |
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| 1. Name and Address of Reporting Person* JOHNSON BRUCE M (Last) (First) (Middle) 121 W FORSYTH ST STE 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) Chief Financial Officer |
| | 3. Date of Earliest Transaction (Month/Day/Year) 02/08/2007 | |
| | 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 | 02/08/2007 | | M | | 2,696 | A | \$26.4 | 246,331 | D | |
| Common Stock | 02/08/2007 | | M | | 4,992 | A | \$46.5 | 251,323 | D | |
| Common Stock | 02/08/2007 | | M | | 13,046 | A | \$48.85 | 264,369 | D | |
| Common Stock | 02/08/2007 | | M | | 20,099 | A | \$51.36 | 284,468 | D | |
| Common Stock | 02/08/2007 | | M | | 4,671 | A | \$53.7 | 289,139 | D | |
| Common Stock | 02/08/2007 | | M | | 1,820 | A | \$54.05 | 290,959 | D | |
| Common Stock | 02/08/2007 | | F | | 33,153 | D | \$92.79 | 257,806 | 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 (right to acquire) | \$26.4 | 02/08/2007 | | M | | | 2,696 | 12/14/2002 | 12/14/2011 | Common Stock | 2,696 | \$0 | 0 | D | |
| Employee Stock Option (right to acquire) | \$46.5 | 02/08/2007 | | M | | | 4,992 | 09/07/2004 | 01/01/2011 | Common Stock | 4,992 | \$0 | 0 | D | |
| Employee Stock Option (right to acquire) | \$48.85 | 02/08/2007 | | M | | | 9,310 | 10/28/2004 | 01/01/2011 | Common Stock | 9,310 | \$0 | 0 | D | |
| Employee Stock Option (right to acquire) | \$48.85 | 02/08/2007 | | M | | | 3,736 | 12/09/2004 | 12/14/2011 | Common Stock | 3,736 | \$0 | 0 | D | |
| Employee Stock Option (right to acquire) | \$51.36 | 02/08/2007 | | M | | | 20,099 | 01/17/2006 | 01/17/2015 | Common Stock | 20,099 | \$0 | 40,203 | D | |
| Employee Stock Option (right to acquire) | \$53.7 | 02/08/2007 | | M | | | 4,671 | 12/16/2004 | 01/01/2011 | Common Stock | 4,671 | \$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 | | | | |
| Employee Stock Option (right to acquire) | \$54.05 | 02/08/2007 | | M | | | 1,820 | 12/14/2004 | 12/14/2011 | Common Stock | 1,820 | \$0 | 0 | D | |

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-Fact for Bruce M. Johnson 02/12/2007

** 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.