## FORM 4

## **UNITED STATES SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL	
OMB Number:	3235-0287

Check this box if no longer subject to
Section 16. Form 4 or Form 5
obligations may continue. See
Instruction 1(b).

1. Name and Address of Reporting Person\*

JOHNSON BRUCE M

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

REGENCY CENTERS CORP [ REG ]

2. Issuer Name and Ticker or Trading Symbol

ROVAL
3235-0287
rden
0.5

10% Owner

5. Relationship of Reporting Person(s) to Issuer (Check all applicable)

Director

Date (Month/Day/Year)   Execution Date, if any (Month/Day/Year)   Disposed Of (D) (Instr. 3, 4 and 5)   Securities   Beneficially (D) or Indirect   Execution Date, if any (Month/Day/Year)   By (D) (Instr. 3, 4 and 5)   Securities   Form: Direct   Instruction   Disposed Of (D) (Instr. 3, 4 and 5)   Securities   Beneficially (D) or Indirect   Instruction   Disposed Of (D) (Instr. 3, 4 and 5)   Securities   Beneficially (D) or Indirect   Instruction   Disposed Of (D) (Instr. 3, 4 and 5)   Securities   Beneficially (D) or Indirect   Instruction   Disposed Of (D) (Instr. 3, 4 and 5)   Securities   Disposed Of (D) (Instr. 3, 4 and 5)   Securit	icable
(Street) JACKSONVILLE FL  32202  Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned  1. Title of Security (Instr. 3)  2. Transaction Date (Month/Day/Year) (Month/D	. Nature of ndirect seneficial whership
(Street) JACKSONVILLE FL  32202  Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned  1. Title of Security (Instr. 3)  2. Transaction Date (Month/Day/Year) (Month/D	. Nature of ndirect Beneficial Ownership
Common Stock   State   Common Stock   Common Stoc	ndirect Beneficial Ownership
2. Transaction Date (Month/Day/Year)  3. Transaction Date (Month/Day/Year)  3. Transaction Date (Month/Day/Year)  4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5)  5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)  6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)  8. Price of Derivative Securities Acquired, Disposed Of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)  1. Title of Derivative Conversion Date (Execution Date)  2. Transaction Date (Month/Day/Year)  3. Transaction Date (D) (Instr. 3, 4 and 5)  4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5)  5. Amount of Securities Beneficially Owned (Not Price (I) (Instr. 4)  8. A sad. 31 237,004 D  9. A sad. 31 237,004 D  9. A sad. 32 256,245 D  9. A sad. 32 256,245 D  1. Title of Derivative Securities Acquired, Disposed Of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)  1. Title of Conversion Date (D)	ndirect Beneficial Ownership
Date (Month/Day/Year)   Execution Date, if any (Month/Day/Year)   Code (Instr. 3)   Disposed Of (D) (Instr. 3, 4 and 5)   Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)   Common Stock   O3/19/2004   M   20,163   A   \$34.31   237,004   D   Common Stock   O3/19/2004   M   19,241   A   \$35.9   256,245   D   Common Stock   O3/19/2004   F   33,959   D   \$44.94   222,286   D   Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)   Title of Derivative   Conversion   Date   Conversion   Derivative   Conversion   Conversion   Derivative   Conversion   Conve	ndirect Beneficial Ownership
Common Stock  03/19/2004  M  20,163  A  \$34.31  237,004  D  Common Stock  03/19/2004  M  19,241  A  \$35.9  256,245  D  Common Stock  03/19/2004  F  33,959  D  \$44.94  222,286  D  Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)  1. Title of Derivative Conversion Date  3A. Deemed Execution Date, Transaction Date  5. Number of Derivative Expiration Date  7. Title and Amount of Securities  7. Title and Amount of Securities  0 Number of Derivative Devivative Derivative Derivative Devivative Devivative Derivative Devivative	
Common Stock  03/19/2004  M  19,241  A  \$35.9  256,245  D  Common Stock  03/19/2004  F  33,959  D  \$44.94  222,286  D  Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)  1. Title of Derivative Conversion Date  1. Title of Derivative Conversion Date  1. Title of Derivative Derivative Expiration Date  1. Title of Derivative Der	
Common Stock  03/19/2004  F 33,959  D \$44.94  222,286  D  Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)  1. Title of Derivative Conversion Date  3. Transaction Date  3. Transaction Execution Date, Transaction Derivative Expiration Date  5. Number of Derivative Expiration Date  7. Title and Amount of Securities  9. Number of Derivative Derivati	
Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)  1. Title of Derivative Conversion Date  3. Transaction Date  4. S. Number of Derivative Expiration Date  5. Number of Derivative Expiration Date  7. Title and Amount of Securities Derivative Derivati	
(e.g., puts, calls, warrants, options, convertible securities)  1. Title of Derivative Conversion Date  3. Transaction Date  4. S. Number of Derivative Execution Date, Transaction Derivative Execution Date, Transaction Derivative Execution Date, Transaction Derivative Execution Date, Transaction Derivative	
Title of 2. 3. Transaction Date SA. Deemed 4. 5. Number of Derivative Conversion Date Execution Date, Transaction Derivative Expiration Date Execution Date Conversion Date Execution Date, Transaction Derivative Expiration Date Conversion Date Execution Date Execution Date, Transaction Derivative Expiration Date Derivative Deriva	
(Instr. 3) Price of Derivative Security (Instr. 3 and 4) Price of De	11. Natur of Indired Beneficia Ownersh (Instr. 4)
Code V (A) (D) Date Expiration Date Title Shares Amount or Number of Shares	
Employee Stock Option (right to buy)  M    20,163   02/07/2002   01/15/2007   Common Stock   20,163   \$0   0   D	
Employee Stock Option (right to buy)  S35.9 03/19/2004 M 2,693 09/18/2003 07/29/2009 Common Stock 2,693 \$0 0 D	
Employee Stock Option (right to buy)  S35.9 03/19/2004 M 16,602 09/18/2003 12/15/2008 Common Stock 16,602 \$0 0 D	
Employee Stock Option (right to buy)  S44.94  O3/19/2004  A  A  3,031  O3/19/2004  O1/15/2007  Common Stock  3,031  \$0  3,031  D	
Employee Stock Option (right to ) \$44.94   03/19/2004   A   344   03/19/2004   07/29/2009   Common Stock   344   \$0   344   D	
buy)	
Employee Stock Option (right to buy)  A 2,122 03/19/2004 12/15/2008 Common Stock 03/19/2004 \$2,122 D	

Fact for Bruce M. Johnson

\*\* Signature of Reporting Person

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

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

<sup>\*</sup> If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

<sup>\*\*</sup> Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

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