

PROSPECTUS SUPPLEMENT DATED DECEMBER 3, 1998

To

Prospectus dated July 27, 1998

5,900,478 SHARES

REGENCY REALTY CORPORATION

COMMON STOCK

This Prospectus Supplement supplements the prospectus dated July 27, 1998 (the "Prospectus") of Regency Realty Corporation (the "Company") relating to 5,900,478 shares (the "Shares") of Common Stock, \$.01 par value per share ("Common Stock"), of the Company. This Prospectus Supplement should be read in conjunction with the Prospectus, and is qualified by reference to the Prospectus except to the extent that the information herein contained supercedes the information contained in the Prospectus. Capitalized terms used in this Prospectus Summary and not otherwise defined herein shall have the meanings specified in the Prospectus Summary and not otherwise defined herein shall have the meanings specified in the Prospectus except that the term "Selling Stockholders" shall be deemed to include the selling stockholder identified in the table below.

The table contained in the Prospectus under the caption "Selling Stockholders" is supplemented and amended to include the following:

| Name of Selling Stockholder ----- | Number of Shares Beneficially Owned Prior to the Offering ----- |
|--------------------------------------|--|
| Milwaukee Jewish Federation | 3,099 |

Mark Brickman, named as a Selling Stockholder in the Prospectus contributed all of his Shares to the Milwaukee Jewish Federation.