

REGENCY CENTERS CORP
 Form 4
 December 16, 2004

FORM 4 UNITED STATES SECURITIES AND EXCHANGE COMMISSION
 Washington, D.C. 20549

OMB APPROVAL
 OMB Number: 3235-0287
 Expires: January 31, 2005
 Estimated average burden hours per response... 0.5

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

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person *
 FIALA MARY LOU

2. Issuer Name and Ticker or Trading Symbol
 REGENCY CENTERS CORP
 [REG]

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

(Last) (First) (Middle)
 121 WEST FORSYTH STREET, SUITE 200
 (Street)

3. Date of Earliest Transaction (Month/Day/Year)
 12/14/2004

Director 10% Owner
 Officer (give title below) Other (specify below)
 President and COO

JACKSONVILLE, FL 32202

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)
 Form filed by One Reporting Person
 Form filed by More than One Reporting Person

(City) (State) (Zip)

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)
				(A) or (D)	Price		
				Code	V	Amount	
Common Stock	12/14/2004		M	A	\$ 17,033	158,597	D
Common Stock	12/14/2004		M	A	\$ 26.4	164,030	D
Common Stock	12/14/2004		F	D	\$ 54.05	145,155	D
Common Stock						124,750	I By Spouse

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

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 control number.

SEC 1474
(9-02)

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 Underlying Security (Instr. 3 and 4)	Amount or Number of Shares
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	
Employee Stock Option (right to buy)	\$ 44.94	12/14/2004		M	1,485	03/19/2004	06/12/2007	Common Stock	1,485
Employee Stock Option (right to buy)	\$ 44.94	12/14/2004		M	676	03/19/2004	06/19/2007	Common Stock	676
Employee Stock Option (right to buy)	\$ 44.94	12/14/2004		M	745	03/19/2004	12/31/2007	Common Stock	745
Employee Stock Option (right to buy)	\$ 44.94	12/14/2004		M	707	03/19/2004	06/24/2008	Common Stock	707
Employee Stock Option (right to buy)	\$ 26.4	12/14/2004		M	5,433	12/14/2002	12/14/2011	Common Stock	5,433
Employee Stock Option (right to buy)	\$ 44.94	12/14/2004		M	13,420	03/19/2004	12/15/2008	Common Stock	13,420

Employee Stock Option (right to buy)	\$ 54.05	12/14/2004	A	1,326	12/14/2004	06/12/2007	Common Stock	1
Employee Stock Option (right to buy)	\$ 54.05	12/14/2004	A	604	12/14/2004	06/19/2007	Common Stock	6
Employee Stock Option (right to buy)	\$ 54.05	12/14/2004	A	665	12/14/2004	12/31/2007	Common Stock	6
Employee Stock Option (right to buy)	\$ 54.05	12/14/2004	A	631	12/14/2004	06/24/2008	Common Stock	6
Employee Stock Option (right to buy)	\$ 54.05	12/14/2004	A	3,667	12/14/2004	12/14/2011	Common Stock	3
Employee Stock Option (right to buy)	\$ 54.05	12/14/2004	A	11,982	12/14/2004	12/15/2008	Common Stock	11

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
FIALA MARY LOU 121 WEST FORSYTH STREET SUITE 200 JACKSONVILLE, FL 32202	X		President and COO	

Signatures

/s/ Linda Y. Kelso, Attorney-in-Fact for Mary Lou Fiala 12/16/2004

__Signature of Reporting Person

Date

Explanation of Responses:

* 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.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.