FIALA MARY LOU Form 4 September 10, 2002

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		-	OMB APPROVAL
		E	OMB Number 3235-0287 Expires: January 31, 2005 Estimated average burden hours per response 0.5
U.S.	SECURITIES AND EXCHAI		
	FORM 4		
STATEMEN	T OF CHANGES IN BENE	FICIA	AL OWNERSHIP
Section 17(a) of th		ding	les Exchange Act of 1934, Company Act of 1935 or Dany Act of 1940
[_] Check box if no longe may continue. See Ins		n 16.	. Form 4 or Form 5 obligations
1. Name and Address of R	eporting Person*		
Fiala	Mary		Lou
(Last)	(First)		(Middle)
121	West Forsyth Street	. Sui	ite 200
	(Street)		
Jacksonville	FL		32202
(City)	(State)		(Zip)
2. Issuer Name and Ticke	r or Trading Symbol		
Re	gency Centers Corpora	ation	n (REG)
3. IRS Identification Nu	mber of Reporting Pe	rson,	if an Entity (Voluntary)
4. Statement for Month/D	ay/Year		
	August 2002		
5. If Amendment, Date of	Original (Month/Day	/Year	÷)
6. Relationship of Repor (Check all applicable		==== c	
<pre>[X] Director [X] Officer (give ti</pre>	tle below)	[_] [_]	10% Owner Other (specify below)

President and Chief Operating Officer

7	Individual	\circ r	Joint/Group	Filing	(Chack	annlicable	linal
/ •	IIIGI VIGUAI	O_{\perp}	OUTILL/ OTOUP	T T T T 11 G	CHECK	appricable	T T11C)

- [X] Form filed by one Reporting Person
- [_] Form filed by more than one Reporting Person

Table I -- Non-Derivative Securities Acquired, Disposed of,
or Beneficially Owned

					4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		
1. Title of Security (Instr. 3)	action Date	Date, if any	(Instr.		Amount	(A) or (D)	Price
Common Stock	08/12/02		М		9,129	А	\$21.0625
	08/12/02		 F		7 , 282	D	\$30.90
Common Stock	08/12/02		 М		9,621	Α	\$19.8125
Common Stock	08/12/02				7 , 427		
Common Stock	08/12/02		М		8,252		
Common Stock	08/12/02		F		7 , 198		\$30.90
Common Stock	08/12/02		М				Note 1
Common Stock	08/12/02		F		1,825	D	\$30.90

^{*} If the Form is filed by more than one Reporting Person, see Instruction $4\,(b)\,(v)$.

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

(Print or Type Responses)

(Over)

(Form 4-07/98)

FORM 4 (continued)

Table II -- Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

	Price of Deriv- ative	action Date (Month/	(Month/	Trans actio Code (Inst	s- on	Securion Acquiron Disof (D) (Inst: 4 and	ative ities red (A) sposed r. 3, nd 5)	_	ble and on Date ay/Year) Expira-	of Under Securiti	es 3 and 4) Amount or Number
	Secur- ity			Code			(D)			Title	of Shares
Employee stock option (right to buy)	\$21.0625	08/12/0	2	M			9,129	07/29/00	07/29/09	Common Stock	9,129
Employee stock option (right to buy)	\$19.8125	08/12/0	2	М			9,621	12/14/00	12/14/09	Common Stock	9,621
Employee stock option (right to buy)	\$24.69	08/12/0	2	М			8,252	12/14/00	12/14/09	Common Stock	8,252
Employee stock option (right to buy)	\$30.90	08/12/0	2	Α	V	7,28	2	08/12/02	07/29/09	Common Stock	7,282
Employee stock option (right to buy)	\$30.90	08/12/0	2	А	 V	7,42	7	08/12/02	12/14/09	Common Stock	7,427

	2.						
	Conver-				5.		7.
	sion				Number of		Title and Amount
	or		3A.		Derivative	6.	of Underlying
	Exer-		Deemed	4.	Securities	Date	Securities
	cise	3.	Execu-	Trans-	Acquired (A)	Exercisable and	(Instr. 3 and 4)
	Price	Trans-	tion	action	or Disposed	Expiration Date	
1.	of	action	Date,	Code	of(D)	(Month/Day/Year)	Amount
Title of	Deriv-	Date	if any	(Instr.	(Instr. 3,		or

Derivative Security (Instr. 3)	ative Secur- ity	(Month/ (Month/ Day/ Day/ Year) Year)	8) Code V	4 and 5) (A) (D)	Date Exer- cisable	Expira- tion Date	Title	Number of Shares
Employee stock option (right to buy)	\$30.90	08/12/02	A V	7,198	08/12/02	12/14/09	Common Stock	7,198
Dividend Equivalent	1 for 1	08/12/02	M =======	5,008	Note 1	======	Common Stock	5 , 008

Explanation of Responses:

Note 1: Settlement of dividend equivalent units in connection with exercise of option.

/s/ Mary Lou Fiala	September 10, 2002
Mary Lou Fiala	Date

** 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 provided is insufficient, see Instruction 6 for procedure.

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