

REGENCY CENTERS CORP
 Form 4
 July 15, 2005

FORM 4

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

OMB APPROVAL

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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 *
 LUKE DOUGLAS S

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)

3. Date of Earliest Transaction (Month/Day/Year)
 07/13/2005

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

HL CAPITAL, INC., 405
 LEXINGTON AVENUE

(Street)

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

NEW YORK, NY 10174

(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)
			Code	V	Amount	(A) or (D)	Price
Common Stock	07/13/2005		M		10,465	A	\$ 41.44
Common Stock	07/13/2005		M		2,086	A	\$ 45.87
Common Stock	07/13/2005		M		1,250	A	\$ 24.6
Common Stock	07/13/2005		M		1,250	A	\$ 29.9
Common Stock	07/13/2005		F		10,006	D	\$ 59.73
							49,761
							51,847
							53,097
							54,347
							44,341

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

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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 Securities (Instr. 3 and 4)	
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Director Stock Option (right to buy)	\$ 41.44	07/13/2005		M		668	12/31/1998 12/31/2007	Common Stock	668
Director Stock Option (right to buy)	\$ 41.44	07/13/2005		M		2,238	10/29/1999 10/29/2008	Common Stock	2,238
Director Stock Option (right to buy)	\$ 41.44	07/13/2005		M		537	12/31/1999 12/31/2008	Common Stock	537
Director Stock Option (right to buy)	\$ 41.44	07/13/2005		M		2,639	05/06/2000 05/06/2009	Common Stock	2,639
Director Stock Option (right to buy)	\$ 41.44	07/13/2005		M		1,996	02/06/2004 05/03/2010	Common Stock	1,996
Director Stock Option	\$ 41.44	07/13/2005		M		1,484	02/06/2004 05/01/2011	Common Stock	1,484

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(right to buy)

Director Stock Option (right to buy)

\$ 41.44

07/13/2005

M

902

02/06/2004 05/07/2012

Common Stock

902

Director Stock Option (right to buy)

\$ 45.87

07/13/2005

M

601

09/01/2004 05/03/2010

Common Stock

601

Director Stock Option (right to buy)

\$ 45.87

07/13/2005

M

670

09/01/2004 05/01/2011

Common Stock

670

Director Stock Option (right to buy)

\$ 45.87

07/13/2005

M

815

09/01/2004 05/07/2012

Common Stock

815

Director Stock Option (right to buy)

\$ 24.6

07/13/2005

M

1,250

05/01/2002 05/01/2011

Common Stock

1,250

Director Stock Option (right to buy)

\$ 29.9

07/13/2005

M

1,250

05/07/2003 05/07/2012

Common Stock

1,250

Director Stock Option (right to buy)

\$ 59.73

07/13/2005

A

464

07/13/2005 12/31/2007

Common Stock

464

Director Stock Option (right to buy)

\$ 59.73

07/13/2005

A

1,553

07/13/2005 10/29/2008

Common Stock

1,553

Director Stock Option (right to

\$ 59.73

07/13/2005

A

373

07/13/2005 12/31/2008

Common Stock

373

buy)

Director
Stock
Option (right to
buy)

\$ 59.73

07/13/2005

A

1,831

07/13/2005

05/06/2007

Common
Stock

1,831

Director
Stock
Option (right to
buy)

\$ 59.73

07/13/2005

A

1,847

07/13/2005

05/03/2010

Common
Stock

1,847

Director
Stock
Option (right to
buy)

\$ 59.73

07/13/2005

A

2,060

07/13/2005

05/01/2011

Common
Stock

2,060

Director
Stock
Option (right to
buy)

\$ 59.73

07/13/2005

A

1,878

07/13/2005

05/07/2012

Common
Stock

1,878

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
LUKE DOUGLAS S HL CAPITAL, INC. 405 LEXINGTON AVENUE NEW YORK, NY 10174	X			

Signatures

/s/ Linda Y. Kelso, Attorney-in-Fact for Douglas S.

Luke

07/15/2005

__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.

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