FIALA MARY LOU
Form 4
September 10, 2002

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U.S. SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 4

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

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(f) of the Investment Company Act of 1940

[_] Check box if no longer subject of Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

1. Name and Address of Reporting Person*

Fiala	Mary	Lou
(Last)	(First)	(Middle)

121 West Forsyth Street, Suite 200
(Street)

Jacksonville	FL	32202
(City)	(State)	(Zip)

2. Issuer Name and Ticker or Trading Symbol

Regency Centers Corporation (REG)

3. IRS Identification Number of Reporting Person, if an Entity (Voluntary)

4. Statement for Month/Day/Year

August 2002

5. If Amendment, Date of Original (Month/Day/Year)

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

[X] Director
[X] Officer (give title below)
[_] 10% Owner
[_] Other (specify below)

President and Chief Operating Officer

7. Individual or Joint/Group Filing (Check applicable line)

[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

1. Title of Security (Instr. 3)	2. Trans-action Date (mm/dd/yy)	2A. Deemed Execution Date, if any (mm/dd/yy)	3. Transaction Code (Instr. 8) Code	V	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) Amount	(A) or (D)	Price
Common Stock	08/12/02		M		9,129	A	$21.0625
Common Stock	08/12/02		F		7,282	D	$30.90
Common Stock	08/12/02		M		9,621	A	$19.8125
Common Stock	08/12/02		F		7,427	D	$30.90
Common Stock	08/12/02		M		8,252	A	$24.69
Common Stock	08/12/02		F		7,198	D	$30.90
Common Stock	08/12/02		M		5,008	A	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)

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) Code	V	5. Number of Derivative Securities Acquired (A) or Disposed of(D) (Instr. 3, 4 and 5) (A)	(D)	6. Date Exercisable and Expiration Date (Month/Day/Year) Date Exercisable	Expiration Date	7. Title and Amount of Underlying Securities (Instr. 3 and 4) Title	Amount or Number of Shares
Employee stock option (right to buy)	$21.0625	08/12/02		M			9,129	07/29/00	07/29/09	Common Stock	9,129
Employee stock option (right to buy)	$19.8125	08/12/02		M			9,621	12/14/00	12/14/09	Common Stock	9,621
Employee stock option (right to buy)	$24.69	08/12/02		M			8,252	12/14/00	12/14/09	Common Stock	8,252
Employee stock option (right to buy)	$30.90	08/12/02		A	V	7,282		08/12/02	07/29/09	Common Stock	7,282
Employee stock option (right to buy)	$30.90	08/12/02		A	V	7,427		08/12/02	12/14/09	Common Stock	7,427

1. Title of	2. Conversion or Exercise Price of Deriv-	3. Transaction Date	3A. Deemed Execution Date, if any	4. Transaction Code (Instr.	5. Number of Derivative Securities Acquired (A) or Disposed of(D) (Instr. 3,	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)	
								Amount or

Derivative Security (Instr. 3)	ative Secur- ity	(Month/ Day/ Year)	(Month/ Day/ 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.