

REGENCY CENTERS CORP
 Form 4
 March 20, 2006

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 *
LEAVITT J CHRISTIAN

(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 CORP [REG]

3. Date of Earliest Transaction (Month/Day/Year)
 03/16/2006

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

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

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

6. Individual or Joint/Group Filing(Check Applicable Line)
 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. 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 Ownership (Instr. 4)		
				Code	V	Amount				(A) or (D)	Price
Common Stock	03/16/2006		M			2,195	A	\$ 51.45	35,472	D	
Common Stock	03/16/2006		M			4,669	A	\$ 52.62	40,141	D	
Common Stock	03/16/2006		M			699	A	\$ 48.85	40,840	D	
Common Stock	03/16/2006		M			764	A	\$ 26.4	41,604	D	
Common Stock	03/16/2006		F			6,726	D	\$ 67.15	34,878	D	

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

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(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)	Amount or Number of Shares	
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Employee Stock Option (right to buy)	\$ 51.45	03/16/2006		M	2,195	11/16/2004 12/15/2008		Common Stock	2,195
Employee Stock Option (right to buy)	\$ 52.62	03/16/2006		M	4,669	12/04/2004 12/15/2008		Common Stock	4,669
Employee Stock Option (right to buy)	\$ 48.85	03/16/2006		M	699	11/05/2004 07/29/2009		Common Stock	699
Employee Stock Option (right to buy)	\$ 26.4	03/16/2006		M	764	12/14/2001 12/14/2011		Common Stock	764

Reporting Owners

Reporting Owner Name / Address	Relationships
	Director 10% Owner Officer Other
	Chief Accounting Officer

LEAVITT J CHRISTIAN
121 WEST FORSYTH STREET
SUITE 200
JACKSONVILLE, FL 32202

Signatures

/s/ Foley & Lardner LLP as attorney-in-fact for J. Christian Leavitt; By: Linda Y.
Kelso

03/20/2006

__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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