

REGENCY CENTERS CORP
 Form 4
 February 06, 2007

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

OMB APPROVAL

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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 *
 SCHWEITZER JOHN C

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)

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

100 CONGRESS AVENUE, SUITE 930

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

AUSTIN, TX 78701

(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	02/05/2007		M	960	A	\$ 25	19,765	D
Common Stock	02/05/2007		M	960	A	\$ 27.083	20,725	D
Common Stock	02/05/2007		M	5,000	A	\$ 21.875	25,725	D
Common Stock	02/05/2007		M	5,000	A	\$ 22.063	30,725	D
Common Stock	02/05/2007		M	5,000	A	\$ 24.6	35,725	D

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Common Stock	02/05/2007	M	5,000	A	\$ 29.9	40,725	D
Common Stock	02/05/2007	S	600	D	\$ 88.41	40,125	D
Common Stock	02/05/2007	S	100	D	\$ 88.42	40,025	D
Common Stock	02/05/2007	S	100	D	\$ 88.43	39,925	D
Common Stock	02/05/2007	S	200	D	\$ 88.44	39,725	D
Common Stock	02/05/2007	S	400	D	\$ 88.46	39,325	D
Common Stock	02/05/2007	S	2,000	D	\$ 88.47	37,325	D
Common Stock	02/05/2007	S	200	D	\$ 88.48	37,125	D
Common Stock	02/05/2007	S	1,200	D	\$ 88.49	35,925	D
Common Stock	02/05/2007	S	200	D	\$ 88.5	35,725	D
Common Stock	02/05/2007	S	800	D	\$ 88.51	34,925	D
Common Stock	02/05/2007	S	300	D	\$ 88.52	34,625	D
Common Stock	02/05/2007	S	500	D	\$ 88.53	34,125	D
Common Stock	02/05/2007	S	300	D	\$ 88.54	33,825	D
Common Stock	02/05/2007	S	500	D	\$ 88.55	33,325	D
Common Stock	02/05/2007	S	8,800	D	\$ 88.56	24,525	D
Common Stock	02/05/2007	S	400	D	\$ 88.57	24,125	D
Common Stock	02/05/2007	S	100	D	\$ 88.58	24,025	D
Common Stock	02/05/2007	S	200	D	\$ 88.59	23,825	D
Common Stock	02/05/2007	S	100	D	\$ 88.6	23,725	D
	02/05/2007	S	300	D	\$ 88.62	23,425	D

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Common Stock							
Common Stock	02/05/2007		S	200	D	\$ 88.63	23,225 D
Common Stock	02/05/2007		S	100	D	\$ 88.71	23,125 D
Common Stock	02/05/2007		S	100	D	\$ 88.75	23,025 D
Common Stock	02/05/2007		S	300	D	\$ 88.76	22,725 D

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
Director Stock Option (right to acquire)	\$ 88.45	02/02/2007		A	5,363	<u>(1)</u> 02/02/2017	Common Stock	5,363	
Director Stock Option (right to acquire)	\$ 25	02/05/2007		M	960	06/19/1998 06/19/2007	Common Stock	960	
Director Stock Option (right to acquire)	\$ 27.083	02/05/2007		M	960	06/24/1999 06/24/2008	Common Stock	960	
	\$ 21.875	02/05/2007		M	5,000	05/06/2003 05/06/2009		5,000	

Director Stock Option (right to acquire)								Common Stock	
Director Stock Option (right to acquire)	\$ 22.063	02/05/2007	M	5,000	05/03/2004	05/03/2010	Common Stock	5,000	
Director Stock Option (right to acquire)	\$ 24.6	02/05/2007	M	5,000	05/01/2005	05/01/2011	Common Stock	5,000	
Director Stock Option (right to acquire)	\$ 29.9	02/05/2007	M	5,000	05/07/2006	05/07/2012	Common Stock	5,000	

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
SCHWEITZER JOHN C 100 CONGRESS AVENUE SUITE 930 AUSTIN, TX 78701	X			

Signatures

/s/ Linda Y. Kelso, Attorney-in-Fact for John C. Schweitzer 02/06/2007

__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).
- (1) Options granted in exchange for forfeiture of all reload rights associated with existing options held by the reporting person. Options vest 25% per year beginning on the first anniversary of the date of grant.

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.