

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.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

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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.