REGENCY CENTERS CORP Form 4

April 10, 2003

				OMB APPROVAL				
			E	Estimated ave	3235-0287 January 31, 2005 Prage burden Sponse 0.5			
	U.S.	SECURITIES AND E						
		FORM	4					
	STATEME	NT OF CHANGES IN	BENEFICIA	AL OWNERSHIP				
	Filed pursuant to Sec Section 17(a) of t Section 30		Holding	Company Act	of 1935 or			
[_]	Check box if no long may continue. See In		ection 16.	Form 4 or F	orm 5 obligations			
1.	Name and Address of	Reporting Person*						
	Stein Jr.	Martin	ı		Ε.			
	(Last)	(First	.)		(Middle)			
	12	1 West Forsyth St	reet, Sui	te 200				
		(Stree	 :t)					
J	acksonville	FL			32202			
	(City)	(State	:)		(Zip)			
2.	Issuer Name and Tick	er or Trading Sym	ıbol					
	R	egency Centers Co	rporation	n (REG)				
3.	IRS Identification N	umber of Reportin	g Person,	if an Entit	y (Voluntary)			
4.	Statement for Month/	Day/Year						
		March 10,	2003					
5.	If Amendment, Date o	f Original (Month	ı/Day/Year	-)				
6.	Relationship of Repo (Check all applicabl	_	ssuer					
	[X] Director [X] Officer (give t	itle below)	[_]	10% Owner Other (spec	cify below)			

Chairman and Chief Executive Officer

7.	Individual or Joint/Group Filing (Check applicable line)
	<pre>[X] Form filed by one Reporting Person [_] Form filed by more than one Reporting Person</pre>
	Table I Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

	2.	Deemed Execution Date, if any		4. Securities AdDisposed of (Instr. 3, 4	(A) or	
1. Title of Security (Instr. 3)	action		(Instr. 8)		(A) or (D)	Price
Common Stock	03/10/03		S	7,500(1)	D	\$32.1689

- * If the Form is filed by more than one Reporting Person, see Instruction 4(h)(y)
- Note 1: These shares were sold pursuant to a Rule 10b sales plan dated March 6, 2003.
- Note 2: Includes an aggregate of 4,567 shares acquired through participation in Regency's Dividend Reinvestment Plan.
- Note 3: Shares held by The Regency Group (Nevada) Limited Partnership, the sole general partner of which is a wholly-owned subsidiary of The Regency Group, Inc. All of the outstanding stock of The Regency Group, Inc. is owned by The Regency Square Group II (Nevada) Limited Partnership, the sole general partner of which is a corporation in which all of the outstanding stock is owned by Mr. Stein and members of his family.
- Note 4: Represents 307,147 shares held by The Regency Group II and 108,235 shares held by Regency Square II. Mr. Stein is a general partner of The Regency Group II and Regency Square II and a trustee of a trust that is also a general partner in those Partnerships.
- Note 5: Represents 4,000 shares held for Mr. Stein's benefit by the Wellhouse Trust. Mr. Stein has investment power over such shares.

Reminder:	Report	on	а	separate	line	for	each	class	of	securities	beneficially
owned direct			ly or ind	direct	ly.						

(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)

	2.										
	Conver-				5.				7.		
	sion			Number of					Title and Amount		
	or		3A. Derivative 6.					of Underlying			
	Exer-		Deemed	4.	Securities		Date		Securities		
	cise	3.	Execu-	Trans-			Exercisable and				
	Price		tion	action	or Dispo		Expiration Date				
1.	of		Date,		_					Amount	
Title of	Deriv-	Date	if any		. ,	f(D) (Month/Day/Ye) Instr. 3,					
	-		4							or	
Derivative				8)						Number	
Security										of	
(Instr. 3)	ity	Year)	Year)	Code V	(A) (I	D)	cisable	Date	Title	Shares	

Explanation of Responses:

/s/ Linda Y. Kelso April 10, 2003

Linda Y. Kelso, as attorney-in-fact Date for Martin E. Stein, Jr.

^{**} 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.

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