

DEVELOPMENT PERMIT REQUIREMENTS FOR THE UNINCORPORATED AREAS OF

LAVACA COUNTY

The National Flood Insurance Program (NFIP) provides flood insurance to individuals at much lower premiums than could otherwise be purchased through private insurers, and makes certain federal grants available to local communities.

In order for our citizens to be eligible for the National Flood Insurance Rates, and for our County to receive those federal grants, Lavaca County has agreed to adopt and enforce the minimum floodplain management standards.

*Lavaca County has a Flood Damage Prevention Order, adopted on October 12, 2015 and effective November 26, 2010. The Flood Damage Prevention Order **requires** that all Development type projects, including the placement of Manufactured Homes, in areas defined as ‘Special Flood Hazard Areas’ apply for a Development Permit from the County Floodplain Administrator prior to start of Development.*

The definition of “Development” according the Code of Federal Regulations 44, §59.1 means “any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Before any Development, including the placement of a manufactured home, can be done outside the unincorporated areas of Lavaca County, a Determination Application must be filed with the Floodplain Office. This will ensure both the property owner and the floodplain administrator that no Development is taking place in the Special Flood Hazard areas of Lavaca County without a Development Permit. All Determination Applications and Development Permits are retained as permanent records with the Lavaca County Floodplain Office for future reference and when called for, to show proof that our County is complying with the NFIP regulations.

If a proposed Development project site is determined by the local Floodplain Administrator to be outside of a Special Flood Hazard Area, no further requirements apply besides standard rules for installation of septic systems, etc.

However, if the proposed Development project site is located in a Special Flood Hazard Area, a Floodplain Development Permit application must be filed, and an Elevation Certificate prepared by a licensed surveyor. Additional permit requirements are in place if the proposed Development project site is located in areas defined as ‘Floodway’ on FEMA Flood Insurance Rate Maps.

Please contact Paula Walker with Lavaca County at 361-798-5310 before proceeding with any type of Development so that it can be assured you are following all regulations outlined in the Flood Damage Prevention Ordinance.